

AGENDA
ZONING BOARD OF ADJUSTMENT AND APPEALS
CITY HALL COUNCIL CHAMBERS
THURSDAY, OCTOBER 20, 2022 AT 3:00 PM

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

F1. Zoning Board Meeting - September 15, 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 2209ZB174:

Variance 2209ZB174, by agent Kenny Bodurak, tax parcel 0910O-03-020.000, Variance for parking, Courthouse Rd, Zoned T4+ (General Urban Zone "Plus"), Ward 4

2. Variance 2210ZB177:

Variance 2210ZB177, by owners Sara Zelaya-Hernandez & Andrew Hudson, tax parcel 1007M-02-023.001, Requests variances for accessory structure size, setbacks & quantity, 13199 Mock St, Zoned R-E (Residence Estate), Ward 6

3. Variance 2210PC179:

Variance 2210ZB179, by owner Andre Williams, tax parcel 0908N-01-043.000, Variances for accessory structure size, setbacks, height, and quantity, 2404 Fortson St, Zoned R-1-10 (Single-family), Ward 5

4. Variance 2210ZB180:

Variance 2210ZB180, by owners Ryan & Danielle Cotton, tax parcel 0807J-01-012.009, Variances for accessory structure size and setbacks, 14428 Duckworth Cv, Zoned R-1-15 (Single-family), Ward 7

5. Variance 2210ZB182:

Variance 2210ZB182, by owner Dennis Barber, tax parcel 0811H-02-041.000, Variance for setback, 1507 Olive Ave, Zoned R-1-7.5 (Single-family), Ward 2

6. Variance 2210ZB183:

Variance 2210ZB183, by agent Derek Bjornstad, tax parcel 0711K-03-002.000, Variances for setbacks, 4707 Old Pass Rd, Zoned R-1-7.5 (Single-family), Ward 1

7. Variance 2210ZB187:

Variance 2210ZB187, by owners Owen Mossy & Charles Bright, tax parcel 0811L-04-016.000, Variances for parking and backing into the right-of-way, 1337 31st Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

8. Special Exception 2210SE188:

Special Exception 2210SE188, by owner Frankie Jackson, tax parcel 0809E-02-004.000, Requests a tattoo parlor use, 10000 Factory Shops Blvd, Zone B-4 (Highway business), Ward 3

9. Variance 2210ZB189:

Variance 2210ZB189, by agent John Ravenscroft, tax parcel 0811B-01-037.000, Variance to allow backing into the right-of-way, 2601 15th Ave, Zoned B-2 (General business), Ward 3

10. Variance 2210ZB193:

Variance 2210ZB193, by agent David Taylor, tax parcel 1010F-02-041.000, Variance for additional signage, 1423 Magnolia Street, Zoned T5 (Urban Center Zone), Ward 4

H. Adjournment

MINUTES

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING

Thursday, September 15, 2022 3:00 P.M.

GULFPORT CITY COUNCIL CHAMBERS

- A. **Prayer**: The Zoning Board led a prayer.
- B. **Pledge of Allegiance**: The Pledge of Allegiance was recited.
- C. **Call to Order**: The meeting of the Planning Commission was called to order at **3:00 pm**.
- D. **Determination of a Quorum**: A Roll Call was conducted and a quorum was determined.

BOARD MEMBERS PRESENT:

NATHAN BODDIE
LESLIE NORTH
LEE PALERMO
JONATHAN MARSHALL
MICHAEL DANIELS

BOARD MEMBERS ABSENT:

MARY ANN WIGINTON
ROBERT PHARR

STAFF MEMBERS PRESENT

Greg Holmes
Leslie Ervin
Christina Highsmith

COURT REPORTER:

NORMA SOROE

E. Confirmation of Agenda: Lee Palermo

F. Approval of Minutes: Leslie North

Motion by **Lee Palermo** and seconded by **Jonathan Marshall** to approve Minutes of the **August 18, 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 2209ZB164:

Variance 2209ZB164, by owner City of Gulfport, tax parcel 0811K-03-042.000, Request variance for sign setbacks, 1300 24th Ave, Zoned T6 (Urban Core Zone), Ward 2

Speaking for the Petition: Mark Kelso

Speaking against the Petition: None

Motion: Jonathan Marshall – To approve applicant request with conditions.

Second: Nathan 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 **Leslie North** to adjourn the meeting was seconded by **Nathan Boddie** and carried unanimously. The meeting adjourned **3:06 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: October 20, 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: October 20, 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: October 20, 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: October 20, 2022

Re: Variance 2209ZB174:

Variance 2209ZB174, by agent Kenny Bodurak, tax parcel 0910O-03-020.000, Variance for parking, Courthouse Rd, Zoned T4+ (General Urban Zone "Plus"), Ward 4

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2209ZB174

Hearing Date: October 20, 2022

Current Zoning/Use: T4+ / Commercial Structures

Legal: Variance 2209ZB174, by agent Kenny Bodurak, tax parcel 0910O-03-020.000, Variance for parking, Courthouse Rd, Zoned T4+ (General Urban Zone "Plus"), 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))

12.12

Technical Report

VARIANCE

The applicant requests a variance to allow parking in front of a building where parking shall be at least twenty feet back from the front façade of the principal structure in a T4+ Zoning District. Upon a site visit on Thursday, October 6, 2022 to the surrounding area, staff found that there were several businesses with parking located in the front of existing businesses. Thus, proposed parking would be in harmony with the existing neighborhood in this particular instance.

- (a) The applicant notes that the buildings in the immediate surrounding area have parking in the front and rear of the buildings. "This building will be occupied by an owner who is conducting business that pertains to a generally older client. Parking for handicap accessible clients' needs to be near the main entrance in the front of the building."
- (b) In the application, the applicant cites that the nature of the business lends to an older generation for ease of operating business and the safety of the customers, the variance is necessary. Upon a site visit conducted by staff, several of the existing businesses have parking in the front of the building.
- (c) The applicant further states that "Considering that most businesses in this area offer parking in the front and rear of their businesses, I believe that this business is in dire need of parking in the front and rear." However, an ordinance change would offer a solution through a Text Amendment.
- (d) In addition, the immediate surrounding businesses have front and rear parking; thus, provisions of this ordinance would deprive the applicant of rights commonly enjoyed by properties in the same district.
- (e) The granting of this 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.
- (f) This property is zoned T4+, and the parking in the front of the building is only allowable through a variance.

EXECUTIVE SUMMARY

Upon a site visit on Thursday, October 6, 2022 to the surrounding area, staff found that there were several businesses with parking located in the front of existing businesses. Thus, proposed parking would be in harmony with the existing neighborhood in this particular instance.

Any approval should consider these conditions:

- 1. Subject to all codes and regulations.
- 2. Approval would allow parking in the front of the building where it is otherwise prohibited.

DEPARTMENTAL CONDITIONS

Engineering:

No conditions. Memo dated 10/6/2022.

Public Works:

No conditions. Memo dated 10/6/2022.

Traffic and Safety:

Conditions. Striping shall meet the City of Gulfport standard construction details. Memo dated 10/6/2022.

Technical Report

VARIANCE

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

GIS: No conditions. Memo dated 10/6/2022.

Police Department: No comment as of 10/11/2022.

Fire Department: No conditions. Memo dated 10/3/2022.

City Arborist: No conditions. Memo dated 9/30/2022.

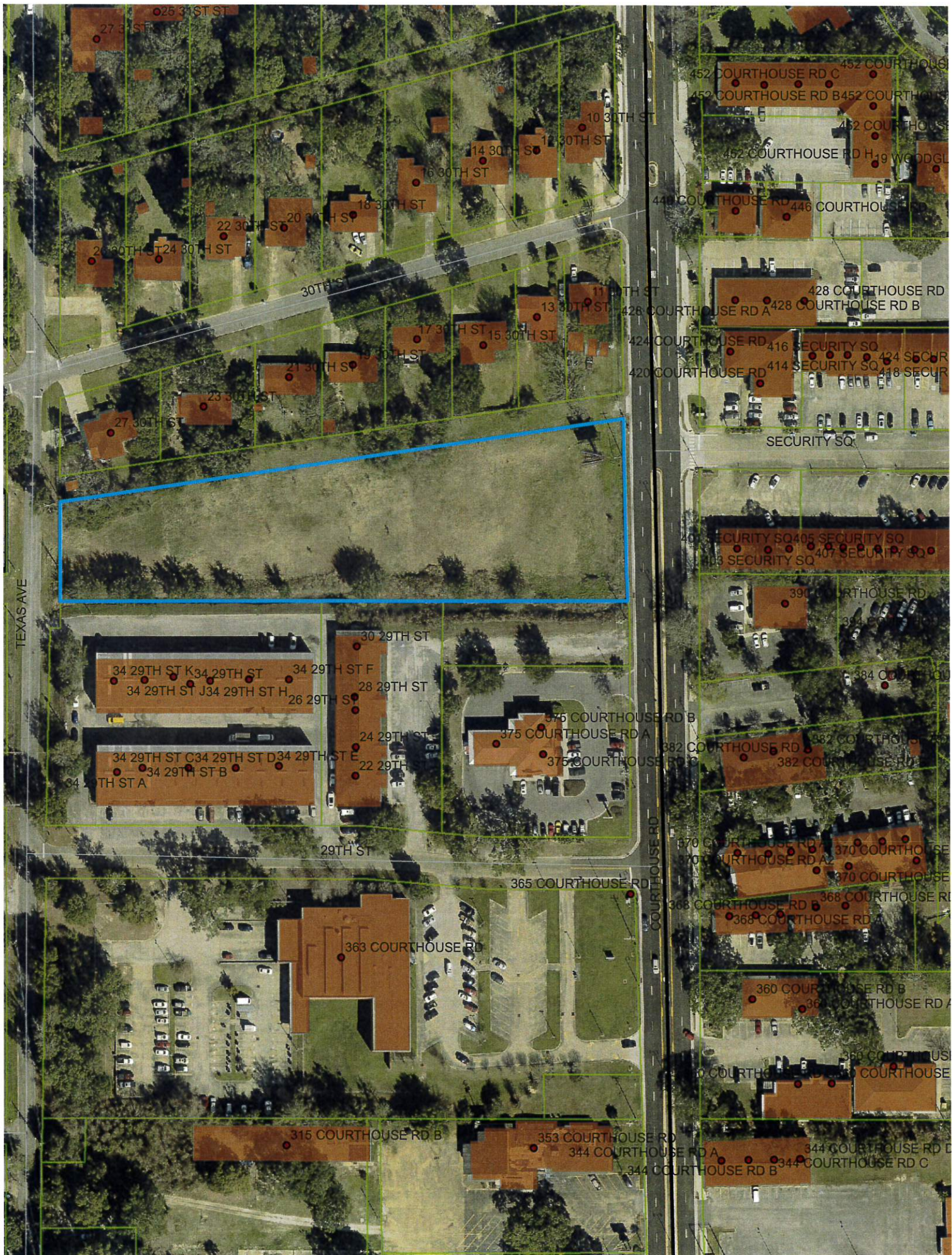
DIRECTOR APPROVAL

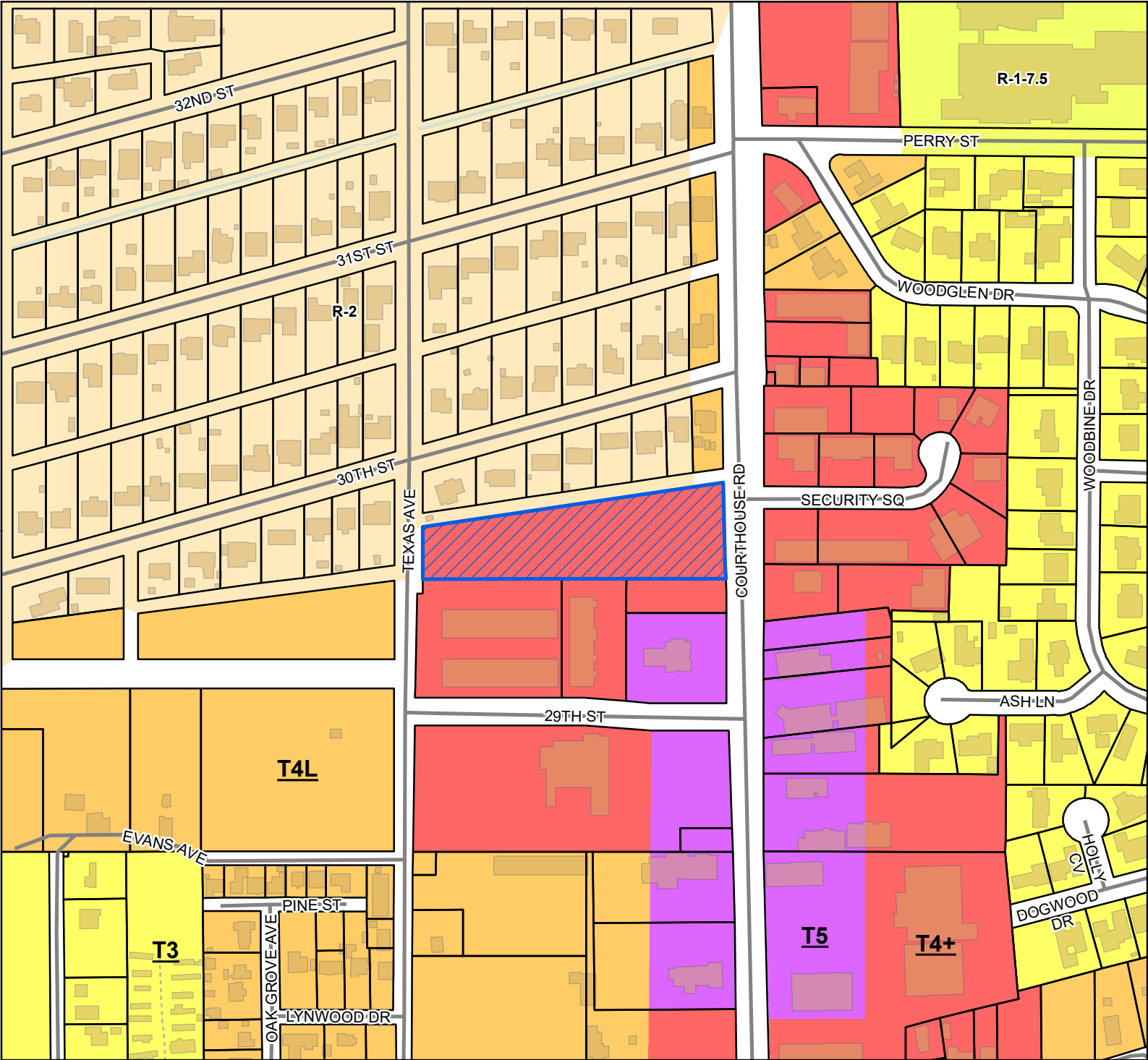
This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department







Legend

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

Smart Code

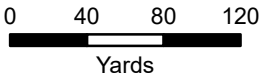
- T5
- T4+
- T4L
- T3

Zoning

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

Site Information

09100-03-020.000
Zoning: T4+ (General Urban "Plus")
Size: 2.4 acres
Flood: A



1 inch = 300 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 #: 22093B174

Date Received: _____

Receipt #: _____

Received By: _____

Zoning: T4+Ward: 4 Flood: ASize: 2.4 acres

(If necessary, use separate sheet of paper)

APPLICATION FOR VARIANCE

Property Information

TAX PARCEL # 09100-03-020-000

Address of Property Involved: Courthouse Rd

Lot(s) 10-18, Block(s) 8, Subdivision East Park S/D

General Location: Courthouse Rd South of Pass Rd

GENERAL DESCRIPTION OF REQUEST:

Requesting Parking In Front of Building To Match others
+ Include ease of Access for Front Entry Handicap Parking

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

Perkela Burchett Hall

Printed Name Of Owner
12266 Ashley Drive

Mailing Address
Gulfport, MS 39503

City State Zip code
228-861-2911

Home Phone Work/Cell Phone
HHLIC2010@yahoo.com

Email [Signature]

Signature Of Owner

AGENT

Kenny Badurak

Printed Name Of Agent
PO Box 7413

Mailing Address
Gulfport, MS 39506

City State Zip code
228-263-1284

Home Phone Work/Cell Phone
kbadurak@ksbcontracting.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.

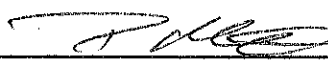
I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request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

NAME OF OWNER (PRINT) Perkela Burchett Hall

ADDRESS (STREET, CITY, STATE, ZIP CODE) Courthouse Rd. Gulfport, MS 39507

PHONE # (H) (228) 236-1717 (WK/CELL) (228) 539-0177

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: _____

Request for Variance for Helping Hands

1. The buildings in the immediate surrounding area have parking in the front and rear of the buildings. This building will be occupied by an owner who is conducting business that pertains to a generally older client. Parking for handi cap accessible clients needs to be near the main entrance in the front of the building. The owner of the business is an older gentleman that believes in equal employment opportunities for all and has hired a very diverse group of individuals to represent his company, some of whom are older than others. These employees would benefit greatly from parking in the front of the building.
2. To no fault of his own, the owner and the nature of his business lends to an older generation. For ease of operating business and the safety of his customers, this variance is a must.
3. Considering that most businesses in this area offer parking in the front and rear of their businesses, I believe that this business is in dire need of parking in the front and rear.
4. If parking is not allowed in the front and rear of the business, the clients will be greatly inconvenienced, and it is my utmost responsibility to make this business safe and effective for the owner and his customers.
5. I feel that asking for this variance is not asking for anything more than what is already present and developed in this immediate area. This building will compliment the surrounding businesses and add to the economic growth in the area.
6. I firmly believe that this request for variance should be allowed by right, with planning approval based on the existing businesses in the surrounding area.

Perkela Burchett Hall

Helping Hands LLC

12266 Ashley Drive

Gulfport, MS 39503

08/08/2022

RE: Letter of Authorization

Proceedings for the City of Gulfport

To whom it may concern:

This letter is to authorize Kenny Badurak of KSB Contracting, to stand in and to act on my behalf. Mr. Badurak has been hired to facilitate the building of company's commercial construction development on Courthouse road Gulfport, MS. He has my permission to make decisions, discuss any developmental plans as he sees fit.

Signed by: Owner/ Perkela Burchett Hall

Perkela Burchett Hall

State of MS County of Harrison
Subscribed and sworn before me on
this 8 day of Aug, 2022
By Perkela Burchett
Personally known OR produced identification ✓
Type of identification produced MSDL
Peggy E. Walgren
Notary Name Here, Notary Public
My commission Expires 06/22/2025





Covenant Affidavit

I, Kenny BACURAK, being owner or agent of the property 09100-03-020.000
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

8/10/22
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 10th day of August, 20 22

[Signature]
Notary Public



April 19, 2025
Commission Expiration



John 1st Judicial District
Instrument 2020 14900 D -J1
Filed/Recorded 11/19/2020 03:10 P
Total Fees \$ 29.00
6 Pages Recorded

Prepared by:
Andrew Marion, PLLC
Attorney-at-Law
1919 23rd Ave.
P.O. Box 863
Gulfport, MS 39502
(228)-865-9047
MS Bar # 1866

Return to:
Andrew Marion, PLLC
Attorney-at-Law
1919 23rd Ave.
P.O. Box 863
Gulfport, MS 39502
(228)-865-9047
File # 20-282

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

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

Colony Magnolia, LLC, a Mississippi Limited Liability Company
2 Maplewood Street
Larchmont, NY 10538
(914)-834-8014

does hereby sell, convey and warrant unto

Helping Hands LLC Respite Care
12266 Ashley Drive
Gulfport, MS 39503
(228)-861-2911

that certain tract, piece or parcel of land situated and being located in **Harrison** County, State of Mississippi, more particularly described as follows, to-wit:

(See Exhibit A attached, Page 3)

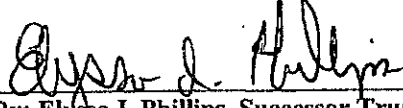
INDEXING INSTRUCTIONS: Exempt

THIS CONVEYANCE is subject to any prior reservation or conveyance of oil, gas or other mineral rights and subject to all easement restrictions, reservations and covenants of record.

IT IS AGREED and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis. When said taxes are actually determined, if the proration as of the date is incorrect, then the Grantor(s) agrees to pay the Grantee(s), or its assigns, any deficit on an actual proration, and likewise, the Grantee(s) agrees to pay the Grantor(s), or its assigns, any amount overpaid by it.

WITNESS THE SIGNATURE of the above company by its authorized representatives after being duly authorized so to execute and deliver the same, this the 18 day of November, 2020 to be effective the 19th day of November, 2020.

Colony Magnolia, LLC


By: Elyssa I. Phillips, Successor Trustee of the
John A. Phillips Revocable Trust, U/A 7-12-18
Sole Member of Colony Magnolia, LLC

STATE OF NEW YORK

COUNTY OF Westchester

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the above stated jurisdiction, the within named Elyssa I. Phillips, who acknowledged that she is Successor Trustee of the John A. Phillips Revocable Trust, U/A 7-12-18, Sole Member of Colony Magnolia, LLC, A Mississippi Limited Liability Company, and that for and on behalf of said company and the Trust, she executed the above the foregoing Warranty Deed, after first having been duly authorized by said company so to do.

GIVEN under my hand and official seal on this the 18 day of November, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

11/12/2022

GUY L. LOREMIL
Notary Public, State of New York
No. 01LO6083318
Qualified in Nassau County
Commission Expires 11-12-2022

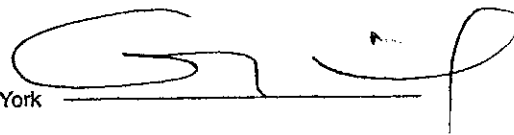


Exhibit "A"

Lots 10 to 18, inclusive, Block 8, East Park Subdivision, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 19 at Page 29.

Also:

The north half (30 feet) of vacated right of way of 29th Street. Vacated by City ordinance #1889.

Prepared by:
Andrew Marion, PLLC
Attorney-at-Law
1919 23rd Ave.
P.O. Box 863
Gulfport, MS 39502
(228)-865-9047
MS Bar # 1866

Return to:
Andrew Marion, PLLC
Attorney-at-Law
1919 23rd Ave.
P.O. Box 863
Gulfport, MS 39502
(228)-865-9047
File # 20-282

MEMORANDUM OF TRUST

John A. Phillips Revocable Trust, U/A 7-12-18

Before me, The undersigned authority in and for said county and state, appeared the undersigned successor trustee, who being by me first duly sworn, states on oath the following:

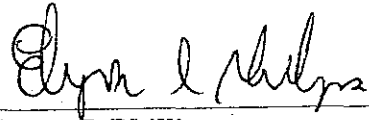
1. The name of the trust is **The John A. Phillips Revocable Trust, U/A 7-12-18**
2. Address and telephone number of the trustee: **Elyssa I. Phillips, Successor Trustee,
Maplewood Street
Larchmont, NY 10538
(914)-834-8014**

Address and telephone number of the trustee: **Elyssa I. Phillips, Successor Trustee,
Maplewood Street
Larchmont, NY 10538
(914)-834-8014**

3. Address and Telephone of settlor of the trust:
**Maplewood Street
Larchmont, NY 10538
(914)-834-8014**
4. Legal description of real property owned by or conveyed to the Trust:

Attached as Exhibit "A"
5. Anticipated Termination Date of this Trust: upon distribution of all assets following the death of Grantor/Settlor or spouse.
6. General Powers granted to Trustee: The Trustee is authorized by the trust instrument to distribute all the assets as set out in the Trust including the power to sell assets.
7. Any person may rely upon this Memorandum of Trust as proof of the existence of the Trust and is relieved of any obligation or duty to verify that any transaction entered into by the Successor Trustee is consistent with the terms and conditions of the trust.
8. The statements contained in this Memorandum of Trust are true and correct and there are no other provisions in the trust instrument, or amendments to it, that limit the powers of the Successor Trustee to sell, convey, pledge, mortgage, lease, or transfer title to the Trust Property.

WITNESS MY SIGNATURE, this the 18 day of November, 2020.



**Elyssa I. Phillips
Successor Trustee**

STATE OF NEW YORK

COUNTY OF Westchester

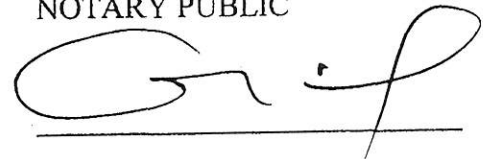
PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the above stated jurisdiction, the within named **Elyssa I. Phillips**, who acknowledged that she is **Successor Trustee of the John A. Phillips Revocable Trust, U/A 7-12-18**, who acknowledged that she signed and delivered the foregoing Memorandum of Trust on the day and year therein written as the act and deed as successor trustee of **The Successor Trustee of the John A. Phillips Revocable Trust, U/A 7-12-18**.

GIVEN under my hand and official seal on this the 18th day of November, 2020.

MY COMMISSION EXPIRES:

11-12-2022

NOTARY PUBLIC



GUY L. LOREMIL
Notary Public, State of New York
No. 01LO6083318
Qualified in Nassau County
Commission Expires 11-12-2022

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT
I, John McAdams, Clerk of the Chancery
Court in and for said county and state, do
hereby certify that the attached and foregoing
is a full, true, correct and complete
copy recorded as instrument number
_____ of the records of said
county and state, which records are in my
office custody.
Given under my hand and seal of office
in the City of Gulfport, Harrison County,
Mississippi this _____ day of _____
20____
Clerk of the Chancery Court
Harrison County, Mississippi
C.C. (9)

Page 3 of 3



STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

I, John McAdams, Clerk of the Chancery Court in and for said county and state, do hereby certify that the attached and foregoing is a full, true, correct and complete copy recorded as instrument number 2020-14900-D-J1 of the records of said county and state, which records are in my official custody

Given under my hand and seal of office in the City of Gulfport, Harrison County, Mississippi, this 5th day of August, 2022.

John McAdams
Clerk of the Chancery Court
Harrison County, Mississippi
By John McAdams D.C.

PERMITS/INSP PAYMENT RECPT#: 11429118
CITY OF GULFPORT
GULFPORT MS 39501

DATE: 08/10/22 TIME: 16:43
CLERK: bboone DEPT:
CUSTOMER#: 0

COMMENT:

CHG: PZD PLANNING AND ZO 75.00

AMOUNT PAID: 75.00

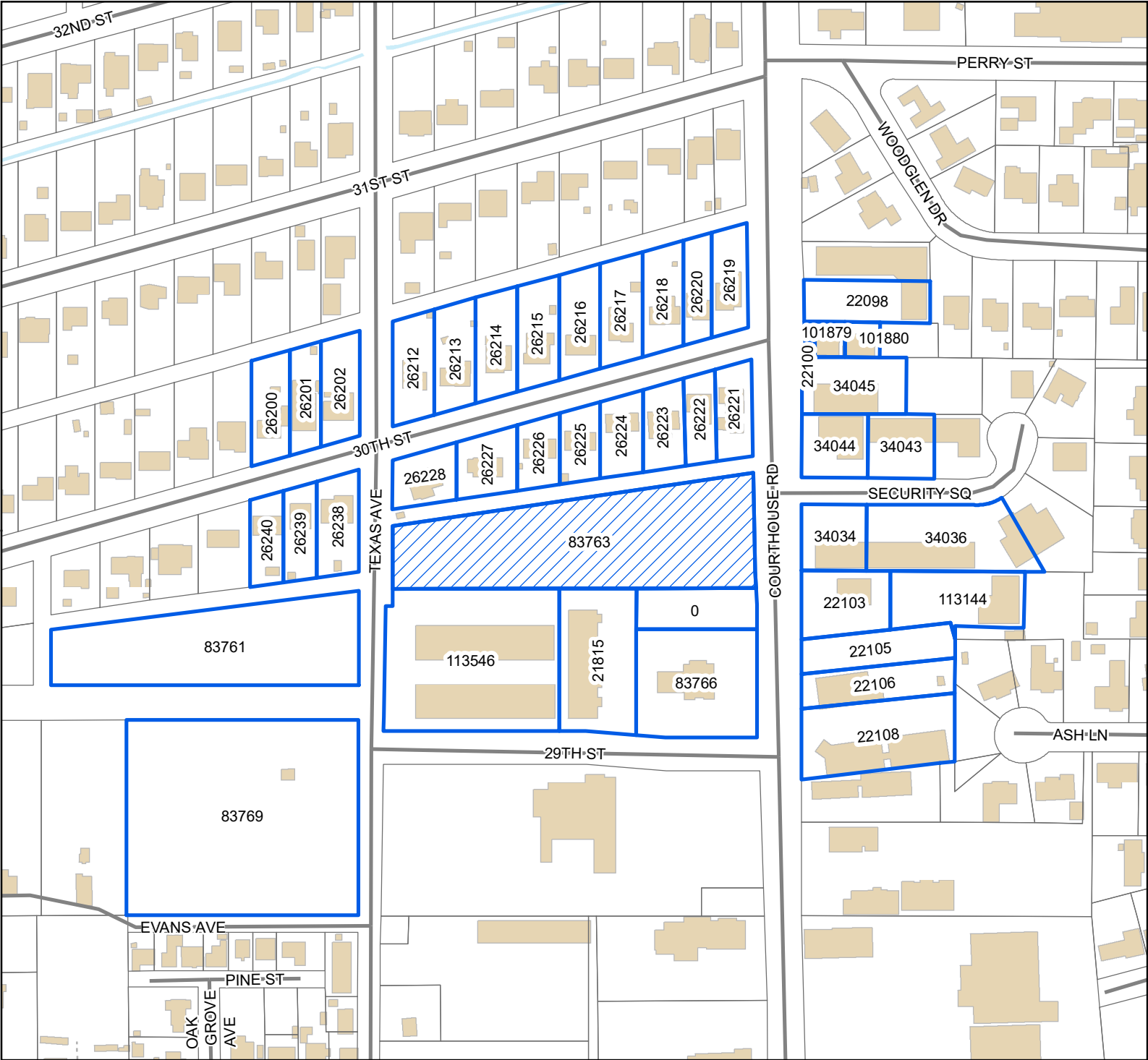
PAID BY:
PAYMENT METH: CHECK
 10117

REFERENCE:

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

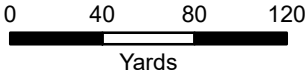
Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	83763	09100-03-020.000	HELPING HANDS LLC RESPITE CARE (OWNER)	12266 ASHLEY DR	GULFPORT	MS	39503
	83763	09100-03-020.000	KENNY BADURAK (AGENT)	PO BOX 7413	GULFPORT	MS	39506
N			Adjacent Property Owners (2209ZB174)				
	26239	09100-03-010.000	THOMPSON EVA MAY KRAMER -L/E-	31 30TH ST	GULFPORT	MS	39507
	26238	09100-03-009.000	WELCH ALSTON R	29 30TH ST	GULFPORT	MS	39507
	26240	09100-03-011.000	OCHSNER MICHELE & SHOWS SHANNON	33 - 30TH STREET	GULFPORT	MS	39507
	22103	0910P-05-049.000	CBR PROPERTIES LLC	P O BOX 6066	GULFPORT	MS	39506
	26217	09100-02-088.000	SULLIVAN SHAE	P O BOX 7084	GULFPORT	MS	39506
	101879	0910P-05-057.001	JAMES DAVID L	440 COURTHOUSE RD	GULFPORT	MS	39507
	113144	0910P-05-049.002	SUN COAST INVESTMENTS	12596 S LAKE FOREST DR	GULFPORT	MS	39503
	22100	0910P-05-057.000	ROMAGUERA GERARD A	186 EAST OAKRIDGE PARK	METAIRIE	LA	70005
	26219	09100-02-091.000	BOHORQUEZ JAIRO & MEJIA NILIA	10 30TH ST	GULFPORT	MS	39507
	26214	09100-02-085.000	ROGERS LINDA L -L/E-	22 30TH ST	GULFPORT	MS	39507
	26225	09100-03-005.000	SULLIVAN SHAE C	P O BOX 7084	GULFPORT	MS	39506
	26201	09100-02-081.000	SLADE JAYSON & JENNIFER	30 30TH STREET	GULFPORT	MS	39507
	26213	09100-02-084.000	HAWKINS DEBRA	24 30TH ST	GULFPORT	MS	39507
	83761	09100-03-019.000	BAILEY EVELYN W ETAL	P O BOX 6039	GULFPORT	MS	39506
	26216	09100-02-087.000	R PROPERTIES LLC	18 30TH ST	GULFPORT	MS	39507
	26222	09100-03-002.000	FLORES JORGE	3505 PARLIAMENT DR	OCEAN SPRINGS	MS	39564
	21815	09100-03-021.000	SUN COAST MEDICAL LLC	12596 SOUTH LAKE FOREST DR	GULFPORT	MS	39503
	22106	0910P-05-047.000	MCINTYRE DENTURES & EXTRACTIONS LLC	382 COURTHOUSE RD	GULFPORT	MS	39507
	26200	09100-02-080.000	BAYOU RENTAL PROPERTIES INC	1502 MILL RD	GULFPORT	MS	39507
	34034	0910P-05-050.000	CAMPBELL PAMELA T SALA -TRUSTEE-	7160 BRANFORD PLACE	GERMANTOWN	TN	38138
	26215	09100-02-086.000	HULEDE BRIANETTE TEKITA	20 30TH STREET	GULFPORT	MS	39507
	34044	0910P-05-056.000	WILLIAMS MICHAEL OWEN	424 COURTHOUSE RD	GULFPORT	MS	39507
	83766	09100-03-022.000	SOUTHTRUST BANK OF SOUTH MISS C/O TH	P O BOX 2609	CARLSBAD	CA	92018
	26223	09100-03-003.000	R PROPERTIES LLC	146 SUNSET AVE	SANTA ROSA BEAC	FL	32459
N	26218	09100-02-089.000	R PROPERTIES LLC	146 SUNSET AVE	SANTA ROSA BEAC	FL	32459
	26221	09100-03-001.000	WEBB CHARLES ROY & THOMAS FRANCES T	11 30TH ST	GULFPORT	MS	39507
	22105	0910P-05-048.000	MCINTYRE DENTURES & EXTRACTIONS LLC	382 COURTHOUSE RD	GULFPORT	MS	39507
	26212	09100-02-083.000	BAYOU RENTAL PROPERTIES INC	1502 MILL RD	GULFPORT	MS	39507
	22108	0910P-05-045.000	ANEWSOUTH PROPERTIES LLC	2211 GOVERNMENT ST	OCEAN SPRINGS	MS	39564
	101880	0910P-05-057.002	ROMAGUERA GERARD A	186 EAST OAKRIDGE PARK	METAIRIE	LA	70005
	26202	09100-02-082.000	OWEN LOIS B -EST-	28 30TH ST	GULFPORT	MS	39507
	22098	0910P-05-059.000	ROMAGUERA GERARD A	186 EAST OAKRIDGE PARK	METAIRIE	LA	70005
	26226	09100-03-006.000	ORTIZ LISA D	11161 ALDEN DR	GULFPORT	MS	39503

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	34043	0910P-05-054.001	CAMPBELL PAMELA T SALA -TRUSTEE-	7160 BRANFORD PLACE	GERMANTOWN	TN	38138
	26227	0910O-03-007.000	WILLIAMS JOANN B	23 30TH ST	GULFPORT	MS	39507
	113546	0910O-03-021.001	CHATELAIN FARRELL JR	1128 THIRD ST	NEW ORLEANS	LA	70130
	26220	0910O-02-090.000	CLARK CAPRICE REVOCABLE TRUST	4100 FINLEY ST	GULFPORT	MS	39501
	34036	0910P-05-051.000	CAMPBELL PAMELA T SALA -TRUSTEE-	7160 BRANFORD PLACE	GERMANTOWN	TN	38138
	26224	0910O-03-004.000	CASTLEBERRY JOHN B & OKEL C	P O BOX 1422	LONG BEACH	MS	39560
	34045	0910P-05-056.001	DEA INVESTMENTS -LLC-	428 COURTHOUSE RD	GULFPORT	MS	39507
	26228	0910O-03-008.000	KING MICHAEL L	20 30TH ST	GULFPORT	MS	39507
N	83769	0910O-03-026.000	MISS POWER CO				0
N	0						0



Legend

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



1 inch = 250 feet



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

RE: Variance 2209ZB174, by agent Kenny Bodurak, tax parcel 0910O-03-020.000, Variance for parking, Courthouse Rd, Zoned T4+ (General Urban Zone "Plus"), 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, October 20, 2022**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Zoning Board for **Thursday, October 20, 2022**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

211

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:**

IPL0092106

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

48.48

Payment Type:

Account Billed

User ID:

IPL0024925

ACCOUNT INFORMATION

GULFPORT URBAN DEVELOPMENT IP

PO BOX 1780

GULFPORT, MS 39502

228-868-5705

AccountsPayable@gulfport-ms.gov

GULFPORT URBAN DEVELOPMENT

TRANSACTION REPORT**Date**

September 28, 2022 11:51:49 AM EDT

Amount:

48.48

SCHEDULE FOR AD NUMBER IPL00921060

October 5, 2022

SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00921060**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, October 20, 2022 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development-Planning Division located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Variance 2209ZB174, by agent Kenny Bodurak, tax parcel 09100-03-020.000, Variance for parking, Court-house Rd, Zoned T4+ (General Urban Zone "Plus"), Ward 4

Variance 2210ZB177, by owners Sara Zelaya-Hernandez & Andrew Hudson, tax parcel 1007M-02-023.001, Requests variances for accessory structure size, setbacks & quantity, 13199 Mock St, Zoned R-E (Residence Estate), Ward 6

Variance 2210ZB179, by owner Andre Williams, tax parcel 0908N-01-043.000, Variances for accessory structure size, setbacks, height, and quantity, 2404 Fortson St, Zoned R-1-10 (Single-family), Ward 5

Variance 2210ZB180, by owners Ryan & Danielle Cotton, tax parcel 0807.L

12-1

01-012.009, Variances for accessory structure size and setbacks, 14428 Duckworth Cv, Zoned R-1-15 (Single-family), Ward 7

Variance 2210ZB182, by owner Dennis Barber, tax parcel 0811H-02-041.000, Variance for setback, 1507 Olive Ave, Zoned R-1-7.5 (Single-family), Ward 2

Variance 2210ZB183, by agent Derek Bjornstad, tax parcel 0711K-03-002.000, Variances for setbacks, 4707 Old Pass Rd, Zoned R-1-7.5 (Single-family), Ward 1

Variance 2210ZB187, by owners Owen Mossy & Charles Bright, tax parcel 0811L-04-016.000, Variances for parking and backing into the right-of-way, 1337 31st Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Special Exception 2210SE188, by owner Frankie Jackson, tax parcel 0809E-02-004.000, Requests a tattoo parlor use, 10000 Factory Shops Blvd, Zone B-4 (Highway business), Ward 3

Variance 2210ZB189, by agent John Ravenscroft, tax parcel 0811B-01-037.000, Variance to allow backing into the right-of-way, 2601 15th Ave, Zoned B-2 (General business), Ward 3

Variance 2210ZB193, by agent David Taylor, tax parcel 1010F-02-041.000, Variance for additional signage, 1423 Magnolia Street, Zoned T5 (Urban Center Zone), Ward 4

This the 28th day of September 2022

A. Lee Palermo, Chairman

City of Gulfport Zoning Board of Adjustment 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: October 20, 2022

Re: Variance 2210ZB177:

Variance 2210ZB177, by owners Sara Zelaya-Hernandez & Andrew Hudson, tax parcel 1007M-02-023.001, Requests variances for accessory structure size, setbacks & quantity, 13199 Mock St, Zoned R-E (Residence Estate), Ward 6

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2210ZB177

Hearing Date: October 20, 2022

Current Zoning/Use: R-E / Residence Estate

Legal: Variance 2210ZB177, by owners Sara Zelaya-Hernandez & Andrew Hudson, tax parcel 1007M-02-023.001, Requests variances for accessory structure size, setbacks & quantity, 13199 Mock St, Zoned R-E (Residence Estate), Ward 6

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))

3

Technical Report

VARIANCE

The applicant requests variances for accessory structure size, setbacks and quantity. Specifically, the applicant requests; 1) a 13-foot variance to allow for a 12-foot side yard setback where 25 feet is required; 2) a 296 square-foot variance to allow for 896 square-foot total accessory structure size where 600 square feet is the limit; 3) 2 accessory buildings where only 1 accessory building is permitted.

- (a) The applicant states that “the property is 121ft x 125ft, so it is not possible to position this structure 25ft from the rear property line or from the Southside property line, due to the existing home on the property. They own the property to the left of the home, however, they have not combined the properties until the property with the home on it is paid in full.” This is not unique to the area as there are other conforming accessory structures in the neighborhood.
- (b) In the application, the applicant cites that they did not cause the need for the variance. The applicant is choosing to deviate from the accessory building ordinance. Further, the applicant could attach the proposed structure to the home.
- (c) The statement provided by the applicant does not address this section of the variance request. Beyond it being the choice of the applicant to not add on to the home, an ordinance change may offer reasonable solutions to the size, quantity and setbacks; thus this hardship condition is not met.
- (d) Neighboring properties with accessory structures are compliant with the ordinance.
- (e) As proposed, this request would grant special privileges and could encourage additional applicants.
- (f) This property is zoned R-E (Residence estate), and an accessory building is allowed by right with a primary building on the same property.

EXECUTIVE SUMMARY

The city changed the accessory building regulations in 2018 with the intent of guiding accessory structures. Upon staff review of the submitted application and site map, the 6 hardship criteria that has been provided, do not meet merit, therefore, the request should be denied.

Any approval should consider these conditions:

- 1. Approval grants a variance of 13 feet to allow a 12-foot side yard setback where 25 feet is required.
- 2. Approval grants a 296 square foot variance to allow for 896 square feet total for an accessory structure where 600 square feet is the limit.
- 3. Approval grants a variance to allow two accessory structures where only one is allowed by right.
- 4. Provide rain gutters to prevent water from draining onto neighbors.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 10/06/2022.

Public Works: No comments. Memo dated 10/10/2022.

h. h

Technical Report

VARIANCE

Traffic and Safety: No conditions. Memo dated 10/03/2022.

Building Code Services: Provide rain gutters to prevent water from draining onto neighbors.
Memo dated 10/10/2022.

GIS: No conditions. Memo dated 10/06/2022.

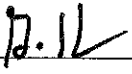
Police Department: No comments. Memo dated 10/10/2022.

Fire Department: No conditions. Memo dated 10/03/2022.

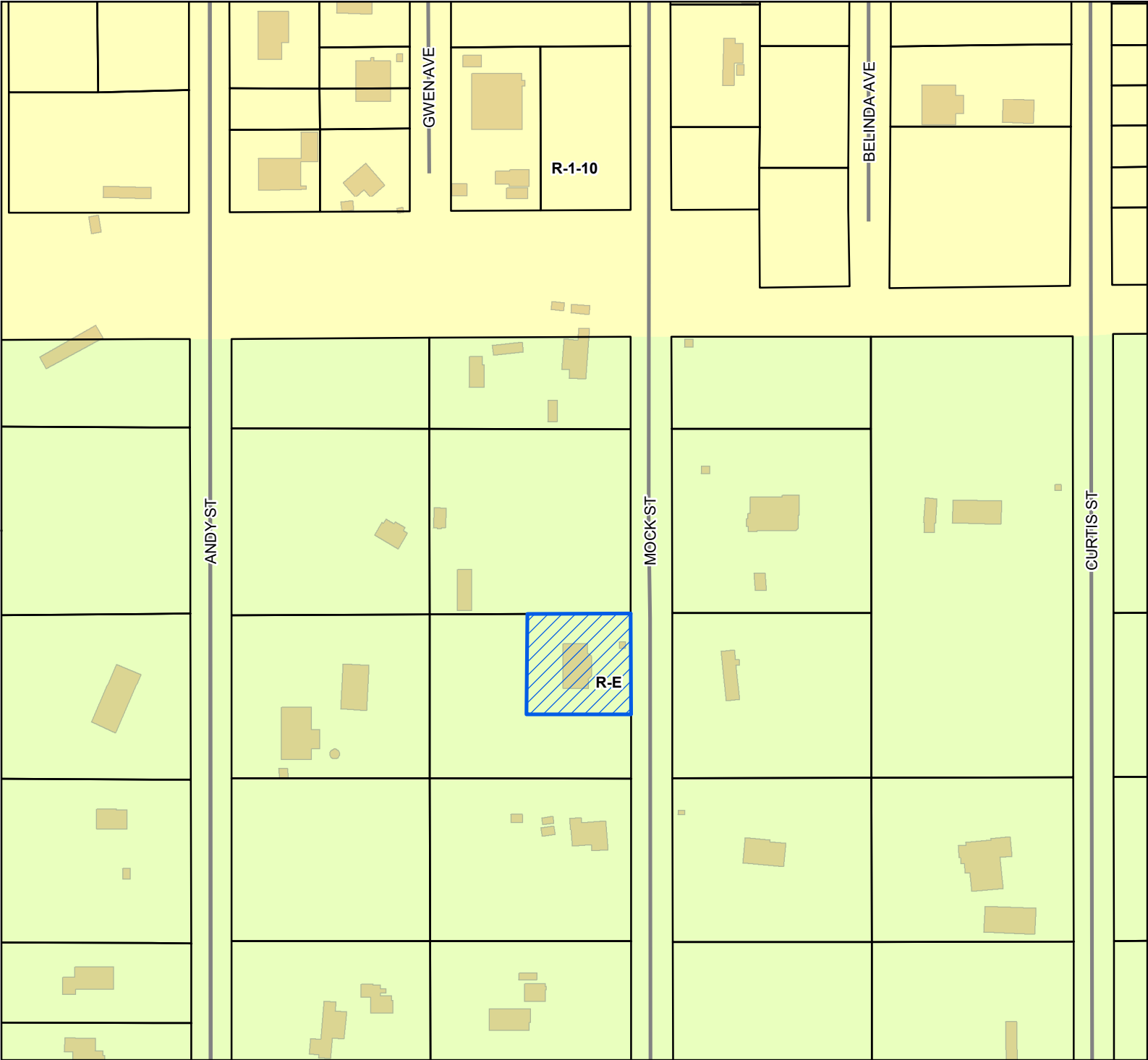
City Arborist: No conditions. Memo dated 9/30/2022.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department



 Site

 Street

 Parcels

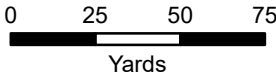
 Buildings

Zoning

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

 R-E - Residence-Estate

Site Information
1007M-02-023.001
Zoning: R-E (Residence estate)
Size: 15,630 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 #: 221023177Date Received: 8/23/22

Receipt #: _____

Received By: _____

Zoning: B-EWard: 6 Flood: XSize: 15,630 sq.ft.

(If necessary, use separate sheet of paper)

TAX PARCEL #

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					-			-				.			
					-			-				.			

Address of Property Involved: 13199 MOLL ST GULFPORT MS. 39503

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

General Location: _____

GENERAL DESCRIPTION OF REQUEST:

Variances for additional accessory structure (size need additional
296 sqft variance & quantity) Variance to allow 12ft where 25ft required,
Variance to allow westside setback of 4ft where 25ft is required.

OWNERSHIP AND CERTIFICATION:

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

OWNER

AGENT

Sara L. Zelaya Hernandez

Printed Name Of Owner

13199 MOLL ST.

Mailing Address

Gulfport MS. 39503

City

State

Zip code

678-596-7552

Home Phone

Work/Cell Phone

sarazelaya21@gmail.com

Email

Signature Of Owner

Printed Name Of Agent

Mailing Address

City

State

Zip code

Home Phone

Work/Cell Phone

Email

Signature Of Agent

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

☐

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

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

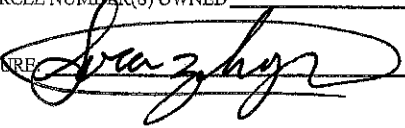
I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request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

NAME OF OWNER (PRINT) Sara L. Zelaya-Hernandez

ADDRESS (STREET, CITY, STATE, ZIP CODE) 13199 Mock St. Gulfport MS 39503

PHONE # (H) _____ (WK/CELL) 678-595-7552

TAX PARCEL NUMBER(S) OWNED _____

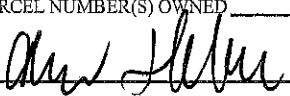
SIGNATURE 

NAME OF OWNER (PRINT) Andrew L. Hudson

ADDRESS (STREET, CITY, STATE, ZIP CODE) 13199 Mock St. Gulfport MS. 39503

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. Our Property is 121ft X 126ft Lot, so it is not possible to Position this structure 25ft from rear property line or from the south side property line. Due to our existing home being on the property. We own the property to the left side of our home but have not combined it with our home property because it is paid for and we do not want to combine it to our mortgage.
2. We did not cause the need for the Variance, we are adding a metal garage building to our driveway.
3. Our Zoning area restricts us from having more than one necessity building, due to a shack that is covering our well and being counted as one already. The well was there when we purchased the home but we are connected to the city.
4. This Structure would add value to our home as well as provide us with more usable living space and safety for our vehicles.
5. We will not receive any special benefits that others in the neighborhood cannot.
6. Proposed is Permissible by special exception with respect to uses of land and structure due to exceeding the required space measurements from property line.



Covenant Affidavit

I, Sara L. Hudson, being owner or agent of the property 1007m-02-023-001
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.

Sara L. Hudson
Signature

8/23/22
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 23rd day of August, 20 2022

Leslie Ervin
Notary Public



April 19, 2025
Commission Expiration



245

228.45

226.10

1007M-02-022.000

1007M-02-020.000

(120)

(125)

(121)

(121)

1007M-02-023.001

13199 MOCK ST

12 ft
9 ft
18 ft

(125)

1007M-02-019.000

200

1007M-02-023.000

(79)

245

MOCK ST

1007M-02-024.000

1007M-02-018.000



[Signature] 1st Judicial District
Instrument 2018 6000 D - J1
Filed/Recorded 9/14/2018 09:26 A
Total Fees \$ 12.00
2 Pages Recorded

Prepared by & Return to:
Schwartz, Orgler & Jordan, PLLC
2355 Pass Road
Biloxi, MS 39531
(228)388-7441
Our File No. B180698

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

INDEX: Exempt

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS (\$10.00), cash in hand paid,
and other good and valuable consideration, the receipt of which is hereby acknowledged,

Sara Wynn, A/K/A Sara Zelaya Hernandez and Roberto Zelaya Hernandez
13199 Mock Street
Gulfport, MS 39503
(678) 595-7552

do hereby sell, convey and quitclaim unto,

Sara Zelaya Hernandez and Andrew Louis Hudson
13199 Mock Street
Gulfport, MS 39503
(678) 595-7552

as joint tenants with full rights of survivorship the following described property, together with the
improvements situated thereon being located and situated in Harrison County, Mississippi, to-wit:

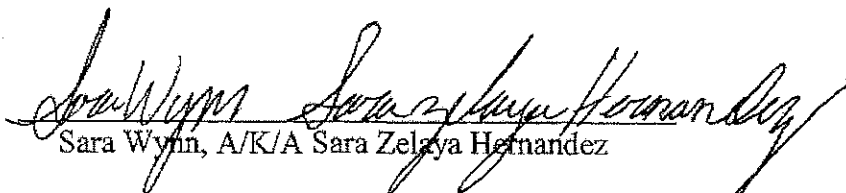
A parcel of land being a part of Lot Fifteen (15), Block Three (3), ROLLING ACRES
SUBDIVISION, Phase I, a subdivision according to the official map or plat thereof on file
and of record in the office of the Chancery Clerk of the First Judicial District of Harrison
County, Mississippi and having a POINT OF BEGINNING at the Northeast corner of said
Lot 15; thence West 125 feet along the North property line of said Lot 15; thence South 121
feet and parallel with the East property line of said Lot 15; thence East 125 feet to the East
property line of said Lot 15 and parallel with the North property line; thence North 121 feet
to the POINT OF BEGINNING.

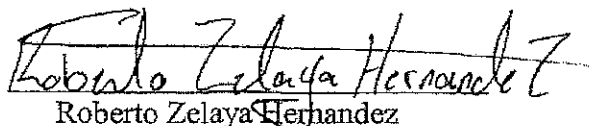
THIS CONVEYANCE is made subject to any and all recorded restrictive covenants, rights-of-way,
easements and prior reservations of oil, gas and mineral rights.

AD VALOREM TAXES for the current year and subsequent years are to be paid by Grantors.

"TITLE NOT EXAMINED NOR REQUESTED"

WITNESS OUR SIGNATURES, this 26 day of July, 2018.


Sara Wynn, A/K/A Sara Zelaya Hernandez

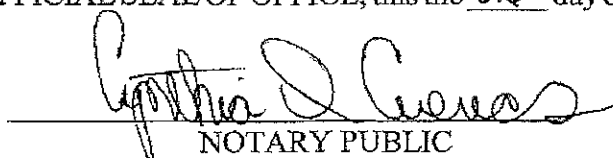

Roberto Zelaya Hernandez

STATE OF MISSISSIPPI

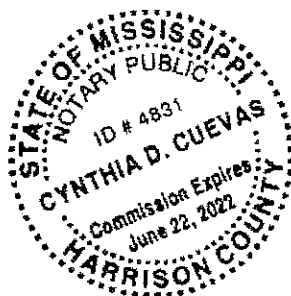
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Sara Wynn, A/K/A Sara Zelaya Hernandez and Roberto Zelaya Hernandez, who acknowledged that the above and foregoing instrument was signed and delivered as the free and voluntary act and deed of the Grantors on the day and in the year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 26 day of July, 2018.


NOTARY PUBLIC

My Commission Expires:



MISCELLANEOUS PAYMENT RECPT#: 11446003
CITY OF GULFPORT

GULFPORT, MS 39501

DATE: 08/23/22 TIME: 09:50:53
CLERK: tsjohnson DEPT:
CUSTOMER#: 0

COMMENT:

CHG: PZD PLANNING AND ZO 75.00

AMOUNT PAID: 75.00

PAID BY: P&Z
PAYMENT METH: CREDIT CARD

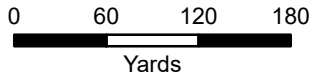
REFERENCE:

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

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
N	54021	1007M-02-023.000	HERNANDEZ SARA L Z & HUDSON ANDREW (	13199 MOCK STREET	GULFPORT	MS	39503
			Adjacent Property Owners (2210ZB177)				
	54037	1007M-02-018.000	CRITTENDEN DAVID C	P O B 2548	GULFPORT	MS	39505
	53997	0907P-01-003.000	CRUZ SUSAN LEE EDWARDS	13199 ANDY ST	GULFPORT	MS	39503
	54044	1007M-02-004.000	DALTON PATRICIA A	45 HARDY COURT #213	GULFPORT	MS	39507
	54046	1007M-02-006.000	DENDY JOHN P & KAY M	13139 CURTIS ST	GULFPORT	MS	39503
	53999	0907P-01-005.000	DIAMOND CAROLYN	12531 LORRAINE RD	BILOXI	MS	39532
	54020	1007M-02-022.000	ENGELBRECHT GARY R & DINH T	2000 CHAMBERS DR NE	HUNTSVILLE	AL	35811
	54018	1007M-02-042.000	GAINOUS DARVIN T & JUANITA	1503 HANKS ST	MARSHALL	TX	75670
	96250	0907P-01-005.001	GARCIA JOSHUA	630 BAY COVE DR #305	BILOXI	MS	39532
	99849	1007M-02-020.001	GRAYSON JOSEPH E & ZINIA L	13220 MOCK ST	GULFPORT	MS	39503
	54039	1007M-02-020.000	GRAYSON JOSEPH E & ZINIA L	13220 MOCK ST	GULFPORT	MS	39503
	54025	1007M-02-027.000	GRIFFITH BONITA	13115 MOCK ST	GULFPORT	MS	39503
	54024	1007M-02-026.000	GRIFFITH MICHAEL	13149 MOCK ST	GULFPORT	MS	39503
	108833	1007M-02-023.001	HERNANDEZ SARA Z & HUDSON ANDREW L	13199 MOCK ST	GULFPORT	MS	39503
	53996	0907P-01-002.000	HOBGOOD DEANNA	7816 OCEAN SPRINGS RD	OCEAN SPRINGS	MS	39564
	54022	1007M-02-024.000	HORNER BETTY CALDWELL-L/E-	13178 MOCK ST	GULFPORT	MS	39503
	54034	1007M-02-015.000	HUNT LILLIAN B	13307 BELINDA AVE	GULFPORT	MS	39503
	126271	1007M-02-040.001	KUZICKI MATTHEW M & DANIELLE L	13192 ANDY ST	GULFPORT	MS	39503
N	89512	1007M-02-040.000	KUZICKI MATTHEW M & DANIELLE L	13192 ANDY ST	GULFPORT	MS	39503
	54017	1007M-02-041.000	KUZICKI MATTHEW MICHAEL & DANIELLE	13192 ANDY ST	GULFPORT	MS	39502
	53995	0907P-01-001.000	LAWSON LENORD	13243 ANDY STREET	GULFPORT	MS	39503
	54014	1007M-02-039.000	MARTINEZ CARLOS	13156 ANDY ST	GULFPORT	MS	39503
	54047	1007M-02-007.000	MOORE LELA P	16500 MALLARD DR	GULFPORT	MS	39503
	53998	0907P-01-004.000	MORGAN MARTHA JANE FOREHAND -EST-	13191 ANDY STREET	GULFPORT	MS	39503
	54013	1007M-02-038.000	PAIGE GERALD W	3440 SHAW/SMITH RD	PERKINSTON	MS	39573
	54035	1007M-02-016.000	PEREZ ISIDRO	13134 MOCK STREET	GULFPORT	MS	39503
	54036	1007M-02-017.000	PEREZ ISIDRO	548 MOCK ST	GULFPORT	MS	39503
	54023	1007M-02-025.000	POWERS DENMAN A JR & CONNIE J	13159 MOCK ST	GULFPORT	MS	39503
	54000	0907P-01-006.000	RHODES ALITA	13145 ANDY ST	GULFPORT	MS	39503
	54001	0907P-01-007.000	RHODES ALITA Y	13121 ANDY ST	GULFPORT	MS	39503
	54038	1007M-02-019.000	RJB PROPERTY MANAGEMENT LLC	15121 LEMOYNE BLVD	BILOXI	MS	39532
	54019	1007M-02-021.000	ROSS PAMELA R	13257 MOCK ST	GULFPORT	MS	39503
	54045	1007M-02-005.000	SHIPP BRENDA ROBBINS	P O BOX 2501	GULFPORT	MS	39505
	54042	1007M-02-002.000	WHEELER MARY ALICE BRELAND	13217 CURTIS ST	GULFPORT	MS	39503
	54012	1007M-02-037.000	YEAGER CHARLES T	13120 ANDY ST	GULFPORT	MS	39505



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



1 inch = 375 feet



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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:**

IPL0092106

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

48.48

Payment Type:

Account Billed

User ID:

IPL0024925

ACCOUNT INFORMATION

GULFPORT URBAN DEVELOPMENT IP

PO BOX 1780

GULFPORT, MS 39502

228-868-5705

AccountsPayable@gulfport-ms.gov

GULFPORT URBAN DEVELOPMENT

TRANSACTION REPORT**Date**

September 28, 2022 11:51:49 AM EDT

Amount:

48.48

SCHEDULE FOR AD NUMBER IPL00921060

October 5, 2022

SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00921060**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, October 20, 2022 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development-Planning Division located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Variance 2209ZB174, by agent Kenny Bodurak, tax parcel 09100-03-020.000, Variance for parking, Court-house Rd, Zoned T4+ (General Urban Zone "Plus"), Ward 4

Variance 2210ZB177, by owners Sara Zelaya-Hernandez & Andrew Hudson, tax parcel 1007M-02-023.001, Requests variances for accessory structure size, setbacks & quantity, 13199 Mock St, Zoned R-E (Residence Estate), Ward 6

Variance 2210ZB179, by owner Andre Williams, tax parcel 0908N-01-043.000, Variances for accessory structure size, setbacks, height, and quantity, 2404 Fortson St, Zoned R-1-10 (Single-family), Ward 5

Variance 2210ZB180, by owners Ryan & Danielle Cotton, tax parcel 0807.1-

01-012.009, Variances for accessory structure size and setbacks, 14428 Duckworth Cv, Zoned R-1-15 (Single-family), Ward 7

Variance 2210ZB182, by owner Dennis Barber, tax parcel 0811H-02-041.000, Variance for setback, 1507 Olive Ave, Zoned R-1-7.5 (Single-family), Ward 2

Variance 2210ZB183, by agent Derek Bjornstad, tax parcel 0711K-03-002.000, Variances for setbacks, 4707 Old Pass Rd, Zoned R-1-7.5 (Single-family), Ward 1

Variance 2210ZB187, by owners Owen Mossy & Charles Bright, tax parcel 0811L-04-016.000, Variances for parking and backing into the right-of-way, 1337 31st Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Special Exception 2210SE188, by owner Frankie Jackson, tax parcel 0809E-02-004.000, Requests a tattoo parlor use, 10000 Factory Shops Blvd, Zone B-4 (Highway business), Ward 3

Variance 2210ZB189, by agent John Ravenscroft, tax parcel 0811B-01-037.000, Variance to allow backing into the right-of-way, 2601 15th Ave, Zoned B-2 (General business), Ward 3

Variance 2210ZB193, by agent David Taylor, tax parcel 1010F-02-041.000, Variance for additional signage, 1423 Magnolia Street, Zoned T5 (Urban Center Zone), Ward 4

This the 28th day of September 2022

A. Lee Palermo, Chairman

City of Gulfport Zoning Board of Adjustment and Appeals

W000000000

Publication Dates

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

RE: Variance 2210ZB177, by owners Sara Zelaya-Hernandez & Andrew Hudson, tax parcel 1007M-02-023.001, Requests variances for accessory structure size, setbacks & quantity, 13199 Mock St, Zoned R-E (Residence Estate), Ward 6

To Applicants and Adjacent Property Owners:

The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, October 20, 2022**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Zoning Board for **Thursday, October 20, 2022**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: October 20, 2022

Re: Variance 2210PC179:

Variance 2210ZB179, by owner Andre Williams, tax parcel 0908N-01-043.000, Variances for accessory structure size, setbacks, height, and quantity, 2404 Fortson St, Zoned R-1-10 (Single-family), Ward 5

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2210PC179

Hearing Date: October 20, 2022

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

Legal: Variance 2210ZB179, by owner Andre Williams, tax parcel 0908N-01-043.000, Variances for accessory structure size, setbacks, height, and quantity, 2404 Fortson St, Zoned R-1-10 (Single-family), Ward 5

TECHNICAL DETAILS

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

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

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

Technical Report

VARIANCE

The applicant requests variances for an accessory structure. More specifically, the applicant requests: 1) a variance to allow an additional accessory structure where only one is allowed by right; 2) a 508 square-foot variance to allow for 1108 square feet total for accessory structures where 600 square feet is the limit; 3) a variance of 3 feet to allow a 5-foot side yard setback where 8 feet are required; 4) a variance of 5 feet to allow a 3-foot rear yard setback where 8 feet are required; 5) a variance of 3 feet to allow a 5-foot rear yard setback where 8 feet are required; and 6) a variance of 2.4 feet to allow a 5.6- foot side yard setback where 8 feet are required.

- (a) The applicant notes that the special conditions due to the house in not constructed in a way to allow a construction this large. However, the requirement for this section is how the land is unique compared to the other lands and buildings in the district. It is not unique as the neighboring properties have conforming accessory structures.
- (b) In the application, it is mentioned that the special conditions are the result of how the house was constructed. The applicant purchased the home knowing how it was constructed and its disposition on the property. Further, the applicant could attach one of the proposed structures to the home.
- (c) The statement provided by the applicant does not address this section of the variance request. Beyond it being the choice of the applicant to not add on to the home, an ordinance change may offer reasonable solutions to the size, quantity and setbacks; thus, this hardship condition is not met.
- (d) Neighboring properties with accessory structures are compliant with the ordinance.
- (e) Granting this variance would provide special privileges and set a precedence in that only one property does not comply with ordinance in regards to setback requirements.
- (f) This property is zoned R-1-10, and a single-family home with one accessory structure are allowed by right.

EXECUTIVE SUMMARY

The city changed the accessory building ordinance in 2018 with the intent of guiding accessory structures; with hardship requirements when considering variances. Upon staff review of the submitted application and site map, the 6 hardship criteria that has been provided, do not meet merit; therefore, the request should be disallowed.

Any approval should consider these conditions:

- 1. Approval grants a variance to allow two accessory structures where only one is allowed by right.
- 2. Approval grants a 508 square-foot variance to allow for 1108 square feet total for accessory structures where 600 square feet is the limit.
- 3. Approval grants a variance of 3 feet to allow a 5-foot side yard setback where 8 feet are required.
- 4. Approval grants a variance of 5 feet to allow a 3-foot rear yard setback where 8 feet are required.
- 5. Approval grants a variance of 3 feet to allow a 5-foot rear yard setback where 8 feet are required.
- 6. Approval grants a variance of 2.4 feet to allow a 5.6- foot side yard setback where 8 feet are required.

Technical Report

VARIANCE

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 10/6/2022.

Public Works: No comments as of 10/7/2022.

Traffic and Safety: No conditions. Memo dated 10/3/2022.

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

GIS: No conditions. Memo dated 10/6/2022.

Police Department: No comments as of 10/7/2022.

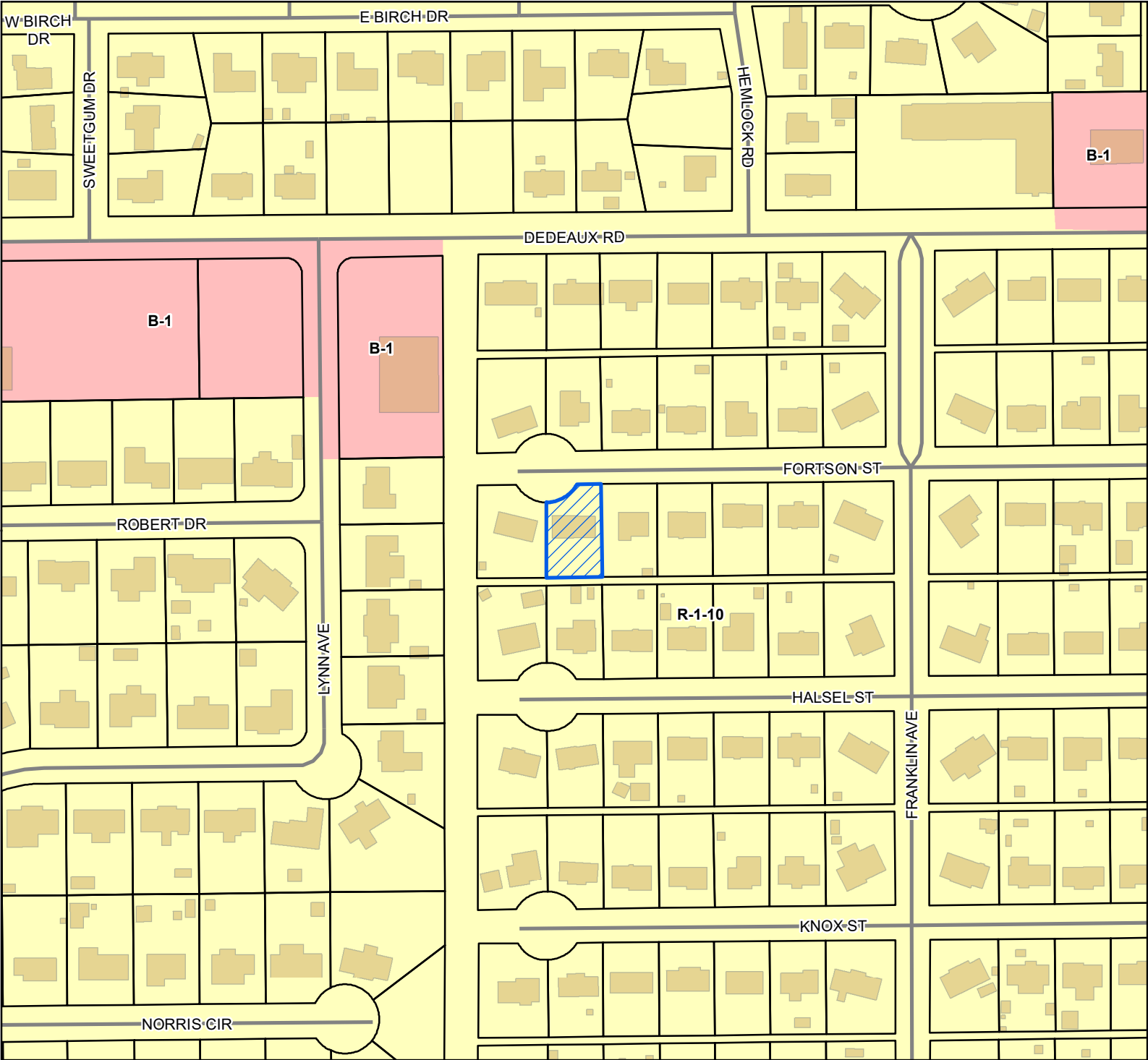
Fire Department: No conditions. Memo dated 10/3/2022.

City Arborist: No conditions. Memo dated 9/30/2022.

DIRECTOR APPROVAL

This report has been reviewed and approved by:

Greg Pietrangelo
Director of Urban Development Department



Site

Street

Parcels

Buildings

Zoning

B-1 - Neighborhood Business District

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

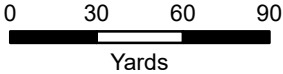
Site Information

0908N-01-043.000

Zoning: R-1-10 (Single-family Residence)

Size: 9,917 sqft.

Flood: X



1 inch = 200 feet



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

For Staff Use Only

Case File #: 2210PC179

Date Received: _____

Receipt #: _____

Received By: _____

Zoning: R-1-10Ward: 5 Flood: XSize: 9,917 sqft.

(If necessary, use separate sheet of paper)

TAX PARCEL #

0	9	0	8	N

 -

0	1

 -

0	4	3

 •

0	0	0

Address of Property Involved: 2404 Fortson St Gulfport MS 39503

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

General Location: _____

GENERAL DESCRIPTION OF REQUEST:Requesting variance for setbacks: Rear of garage: 3 feet, side of garage: 2 feet 6 inches.height of garage: 1 foot 8 inches, variance for second shed, rear of shed 5 feet, side of shed: 3 feet.requesting variance for total square footage: 1108 square feet, (variance for 508 square feet)**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

Andre Williams
Printed Name Of Owner

Printed Name Of Agent

2404 Fortson St
Mailing Address

Mailing Address

Gulfport MS 39503
City State Zip code

City State Zip code

228 229 8213
Home Phone Work/Cell Phone

Home Phone Work/Cell Phone

Teddieandrei@gmail.com
Email

Email

A-Williams
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.

- 1, The house is not constructed in a way to allow a construction this large.
- 2 Tried to utilize the space as much as possible due to how the house was constructed.
- 3 Due to the construction of the house on the land the building had to be placed in a ~~area~~^{area} certain ^{area} to be constructed this hardship is not commonly found on other properties due to the shape of the land and house construction.
- 4 The request meets the right of reasonable development of my property which might generally be expected in my district because of similar constructed buildings that meets the same requirements.
- 5 I would not be receiving any special privileges or benefit from others. There are other building structures in my district ^{that} similar and similar constructed houses.
- 6 The use proposed is permissible by right and only through this variance what is asking for ^{can} become a reality.



Covenant Affidavit

I, Andre Williams, being owner or agent of the property 0908N-01-043-000
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.

A. Williams
Signature

08-12-2022
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 20th day of August 2022, 20 22

Maria Ann Welch
Notary Public





Area Map

Printed 8/11/2022

FORTSON ST

2402 FORTSON ST

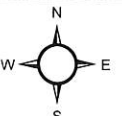
2404 FORTSON ST

2406 FORTSON ST

28'

5'-6"

5'



1 inch = 30 feet

- Addresspoints
- ~ Minor/Residential
- WaterFeatures
- Parcels

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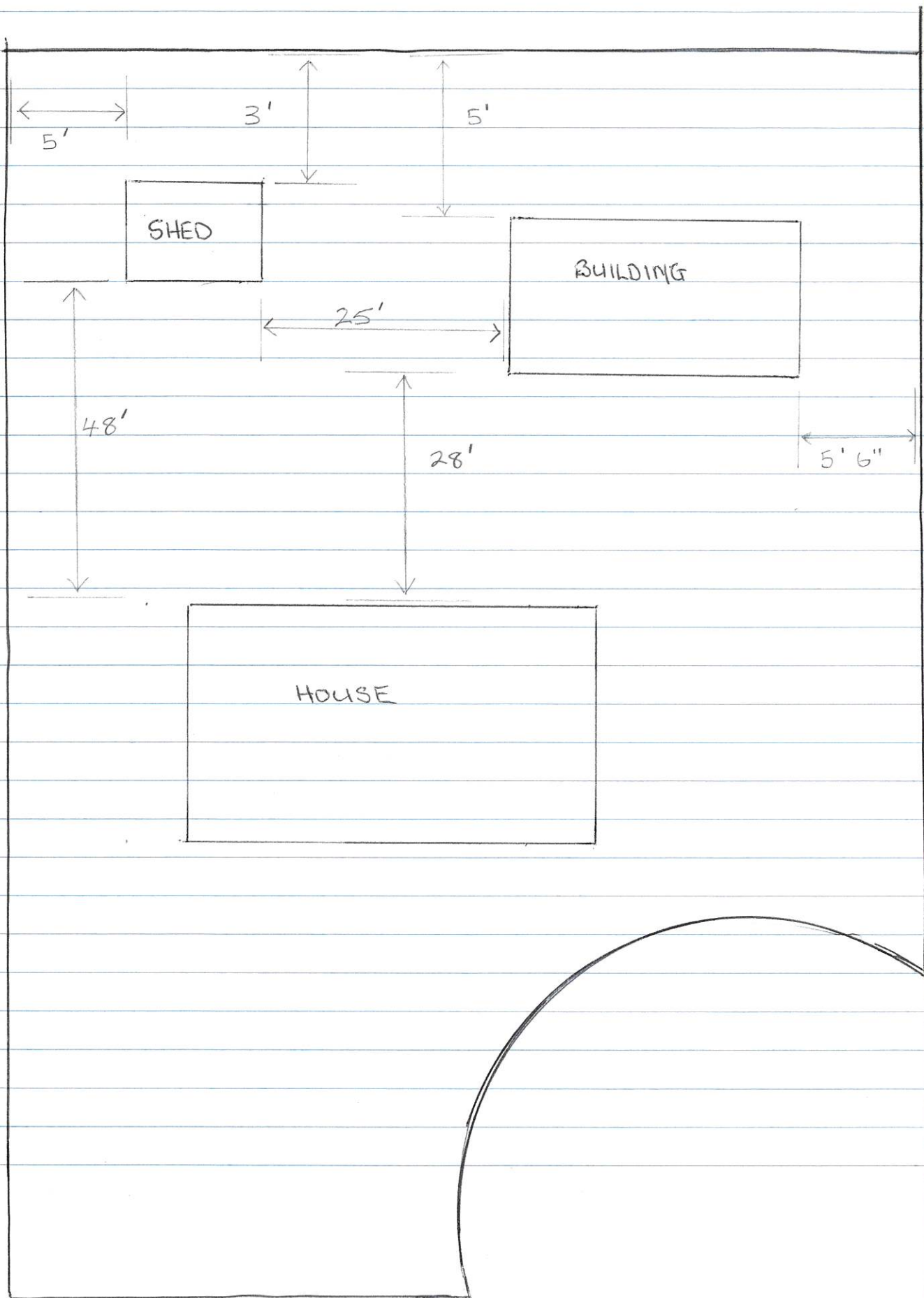


TABLE 1
BOW/RAFTER FRAME, END POST, GROUND ANCHOR AND PANEL FASTENER SPACING SPECIFICATIONS

WIND EXPOSURE CATEGORY	ULTIMATE WIND SPEED (MPH)	NOMINAL WIND SPEED (MPH)	MAXIMUM GROUND SNOW LOAD (PSF)	MAXIMUM POST/RAFTER SPACING (FEET)	AVERAGE FASTENER SPACING ON-CENTERS ALONG RAFTERS OR PURLINS, AND POSTS OR GIRTS (INCHES)	
					METAL PANELS	SPACING
B OR C	105 TO 140	85 TO 112	35	5.0	29 Gauge	8
			45	4.0		
			65	4.0 (12 Ga.)		

NOTES: 1. Specifications applicable to 29 gauge metal panels fastened directly to 12 or 14 gauge steel tube bow frames.
2. Fasteners consist of #12 x 3/4" self-drilling screws with control seal washers.
3. Specifications applicable only for mean roof height of 24 feet or less and roof slopes of 7 to 27 degrees (1.5:12 to 6:12 pitch). Spacing requirements for other roof heights and/or slopes may vary.

TABLE 1 (HIGH WIND REGION)
BOW/RAFTER FRAME, END POST, GROUND ANCHOR AND PANEL FASTENER SPACING SPECIFICATIONS

WIND EXPOSURE CATEGORY	ULTIMATE WIND SPEED (MPH)	NOMINAL WIND SPEED (MPH)	MAXIMUM GROUND SNOW LOAD (PSF)	MAXIMUM POST/RAFTER SPACING (FEET)	AVERAGE FASTENER SPACING ON-CENTERS ALONG RAFTERS OR PURLINS, AND POSTS OR GIRTS (INCHES)	
					METAL PANELS	SPACING
B OR C	141 TO 150	113 TO 121	30	4.0	29 Gauge	8
B, C OR D	151 TO 170	122 TO 136	20	4.0	26 Gauge	6

NOTES: 1. Specifications applicable to 29 gauge and 26 gauge metal panels fastened directly to 12 or 14 gauge steel tube bow frames.
2. Fasteners consist of #12 x 3/4" self-drilling screws with control seal washer.
3. Specifications applicable only for mean roof height of 24 feet or less and roof slopes of 7 to 27 degrees (1.5:12 to 6:12 pitch). Spacing requirements for other roof heights and/or slopes may vary.

GENERAL NOTES:

THESE PLANS PERTAIN ONLY TO THE STRUCTURE, INCLUDING MAIN WIND FORCE RESISTING SYSTEM (MWFRS), COMPONENTS AND CLADDING, AND BASE RAIL ANCHORAGE. OTHER DESIGN ISSUES, INCLUDING, BUT NOT LIMITED TO, PLUMBING, ELECTRICAL, INGRESS/EGRESS, PROPERTY SET-BACKS, OR OTHER LOCAL ZONING REQUIREMENTS ARE THE RESPONSIBILITY OF OTHERS.

THESE STRUCTURES ARE DESIGNED AS UTILITY/STORAGE BUILDINGS CAPABLE OF SUPPORTING THE DEAD LOAD OF THE STRUCTURE AND APPLICABLE LIVE AND WIND LOADS. IMPROVEMENTS NOT SPECIFICALLY ADDRESSED HEREIN, WHICH EXERT ADDITIONAL LOADS ON THE STRUCTURE SHALL BE AT THE OWNER'S RISK. CAROLINA CARPORTS SHALL NOT BE RESPONSIBLE FOR STRUCTURAL DAMAGE OR FAILURE DUE TO THE APPLICATION OF ADDITIONAL LOADS.

ALL STEEL TUBING SHALL BE 55 KSI STEEL OR BETTER. ALL METAL PANELS SHALL BE 80 KSI STEEL OR BETTER.

FASTEN METAL ROOF AND WALL PANELS TO FRAMING WITH #12" x 3/4" SELF DRILLING FASTENERS WITH CONTROL SEAL WASHERS AT AN AVERAGE SPACING OF 8" FOR 29 GAUGE PANELS AND 6" FOR 26 GAUGE PANELS.

ALL FIELD CONNECTIONS SHALL BE #12 x 3/4" SELF DRILLING FASTENERS (SDF) UNLESS NOTED OTHERWISE.

ALL WELDED CONNECTIONS SHALL BE SHOP WELDED UNLESS NOTED OTHERWISE.

GROUND ANCHOR REQUIREMENTS: INSTALL HELICAL ANCHORS WITHIN 6" OF EACH CORNER POST AND AT A MAXIMUM SPACING OF 25' ALONG THE BASE RAIL. INSTALL GROUND RODS (#4 THREADED REBAR) BETWEEN THE HELICAL ANCHORS AT A MAXIMUM SPACING OF 5' AND A MINIMUM SPACING OF 4' ALONG THE BASE RAIL. HELICAL ANCHORS AND GROUND RODS ARE NOT REQUIRED FOR CONCRETE FOOTING AND/OR CONCRETE SLAB CONSTRUCTION.

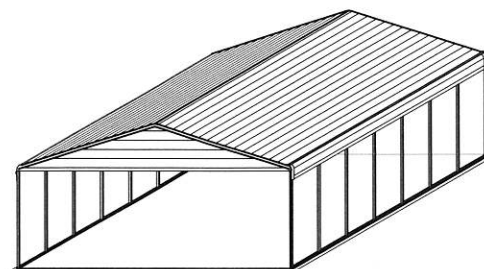
CONCRETE EXPANSION ANCHORS SHALL BE ITW RAMSET/REDHEAD TRUBOLT WEDGE ANCHOR, WEJ-IT ANKR-TITE MODEL AT1252, OR SLEEVE ANCHOR MODEL HSA 1260, OR APPROVED EQUAL.

POST/RAFTER BRACING: BRACE ON EVERY POST/RAFTER CONNECTION, EXCEPT FOR END WALLS AND HEADERS.

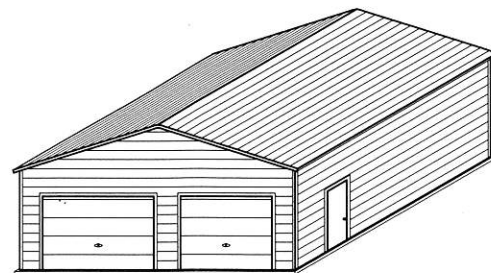
GALVANIZATION: METAL ACCESSORIES FOR USE IN EXTERIOR WALL CONSTRUCTION AND NOT DIRECTLY EXPOSED TO THE WEATHER SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A 153, CLASS B-2. METAL PLATE CONNECTORS, SCREWS, BOLTS AND NAILS EXPOSED DIRECTLY TO THE WEATHER SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.

STANDARD CARPORT DETAILS 26 ft to 30 ft SPAN

NOTE: USE $\bigcirc$ 2 1/2" x 2 1/2" 14 Ga.
 $\bullet$ 2 1/4" x 2 1/4" 12 Ga.
STEEL TUBE FOR ALL FRAME AND BASE
RAIL MEMBERS UNLESS OTHERWISE SHOWN.



ISOMETRIC



ISOMETRIC

CONCRETE FOUNDATION DESIGN RECOMMENDATIONS:

CONCRETE SLAB AND FOUNDATION ARE BY OTHERS. COORDINATE CONCRETE STRENGTH AND FOUNDATION DEPTH REQUIREMENTS WITH THE LOCAL BUILDING CODE OFFICIALS. THE OWNER IS RESPONSIBLE FOR PROVIDING A SUITABLE FOUNDATION FOR THE PROPOSED STRUCTURE.

CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS OR AS REQUIRED BY LOCAL BUILDING CODE. THE USE OF HIGHER STRENGTH CONCRETE IS ACCEPTABLE.

COVER OVER REINFORCING STEEL:
MINIMUM CONCRETE OVER REINFORCING BARS SHALL BE 3 INCHES WHERE CONCRETE IS CAST AGAINST AND PERMANENTLY IN CONTACT WITH THE EARTH OR EXPOSED TO THE EARTH OR WEATHER AND 1 1/2" ELSEWHERE.

REINFORCING STEEL:
THE REINFORCING STEEL SHALL BE MINIMUM GRADE 40.



CAROLINA CARPORTS INC.
P.O. BOX 1263
DOBSON, NC 27017
TOLL FREE 1-800-670-4262
LOCAL 336-367-6400
FAX 336-367-6410

This document is the property of Carolina Carports, Inc. Use of these plans without the permission of Carolina Carports is prohibited.

METAL CARPORT INSTALLATION PLANS AND DETAILS AND FRAMING AND FASTENER SPECIFICATIONS

CAROLINA CARPORTS, INC.
187 Cardinal Ridge Trail
DOBSON, NORTH CAROLINA 27017

THE OWNER IS RESPONSIBLE FOR OBTAINING A BUILDING PERMIT, IF NEEDED, AND FOR COMPLYING WITH ALL LOCAL BUILDING CODE REQUIREMENTS.

THIS IS TO CERTIFY THAT THE CALCULATIONS AND SPECIFICATIONS HEREIN HAVE BEEN PREPARED BY THE UNDERSIGNED PROFESSIONAL ENGINEER, AND ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2009, 2012, 2015 & 2018 INTERNATIONAL BUILDING CODES.

BUILDING CODE INFORMATION		
OCCUPANCY CATEGORY	I	II
USE GROUP	U or S	
CONSTRUCTION TYPE	2B	

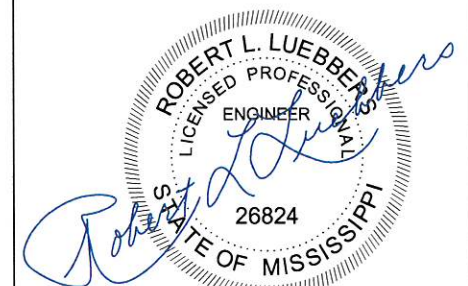
IMPORTANCE FACTORS		
WIND Iw	1.0	
SNOW Is	0.8	1.0
EARTHQUAKE Ie	1.0	

DESIGN LOADS	
MIN. DEAD LOAD	5 PSF
MIN. FLOOR LIVE LOAD	100 PSF
MIN. ROOF LIVE LOAD	20 PSF
MIN. GROUND SNOW LOAD	SEE TABLE 1
MAX. GROUND SNOW LOAD	
MIN. ULTIMATE WIND SPEED	
MAX. ULTIMATE WIND SPEED	
EXPOSURE CATEGORY	0.500
SEISMIC RESPONSE COEFFICIENT	

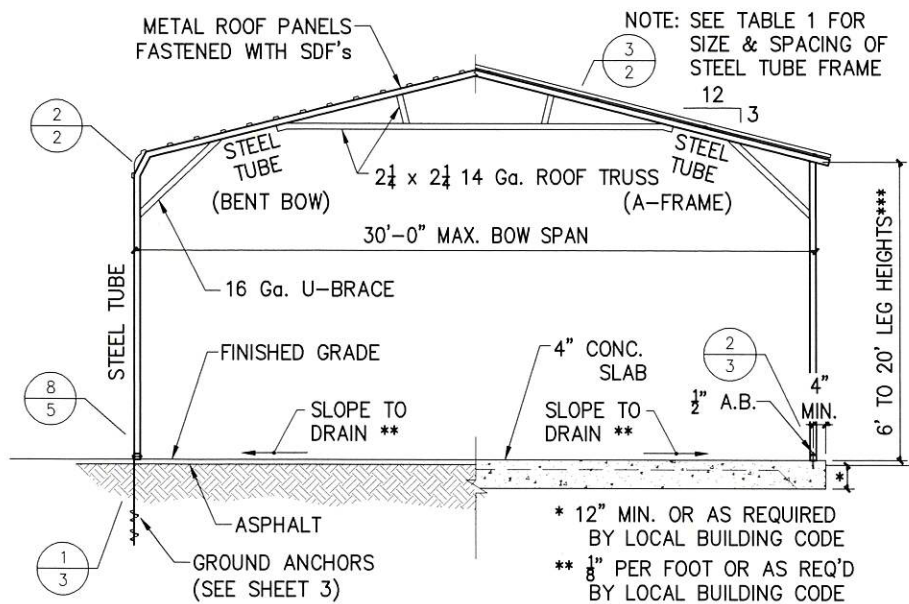
These plans have been provided for the purpose of obtaining a building permit for:

Name: **Andre Williams**
Address: **10011 Lorraine Rd**
City: **Gulfport** State: **MS**
Zip: **39503**

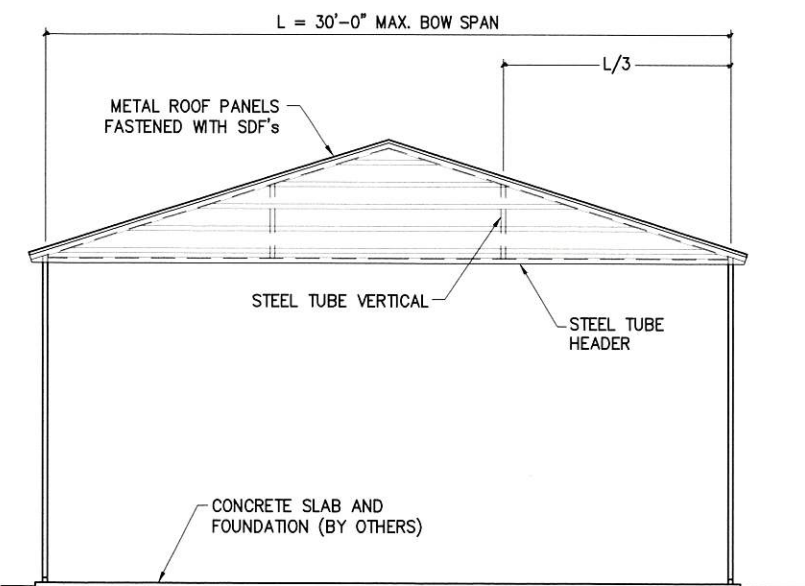
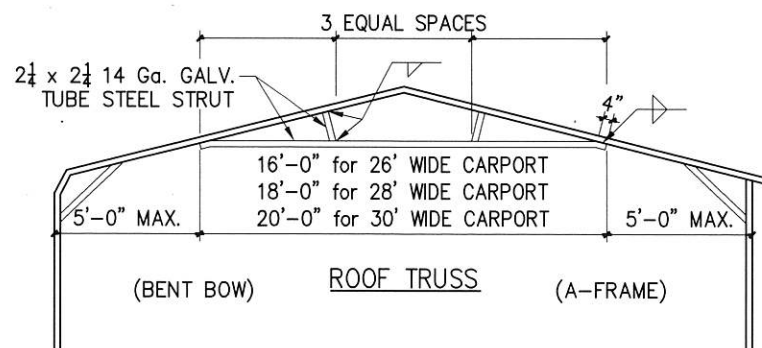
Use of these plans by anyone else or for any other purpose is prohibited.



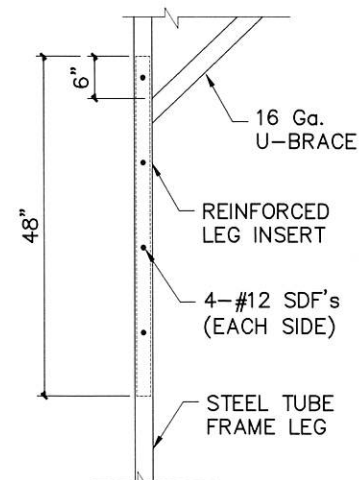
10/15/2019



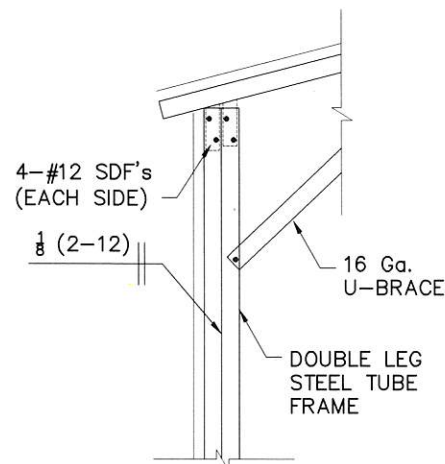
1
2 TYPICAL BOW SECTION



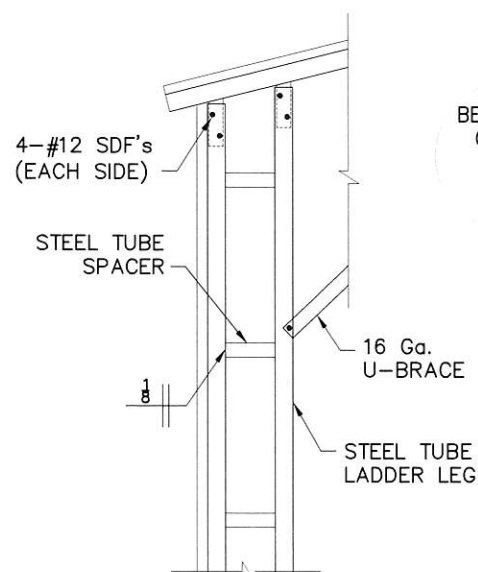
GABLE END ELEVATION



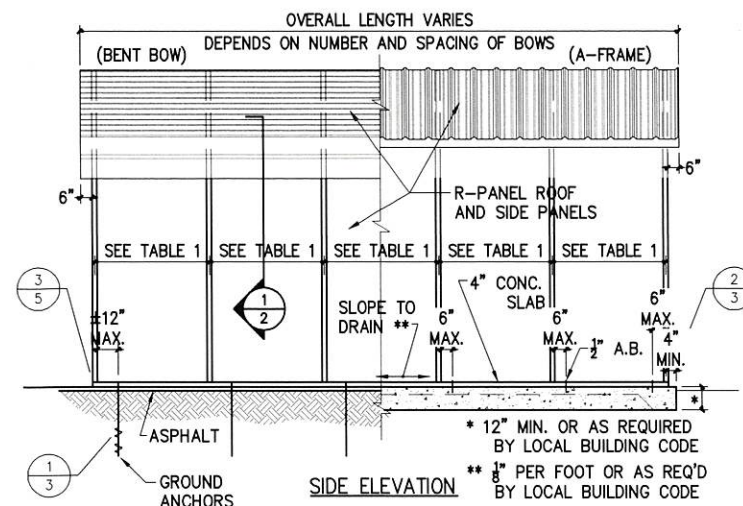
***REINFORCED LEG INSERT
(LEG HEIGHTS > 12' to 14')



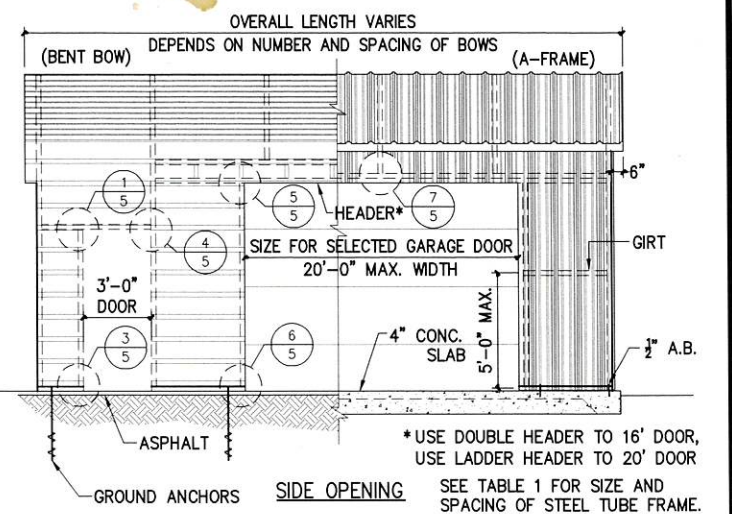
***DOUBLE LEG
(LEG HEIGHTS > 12' to 16')



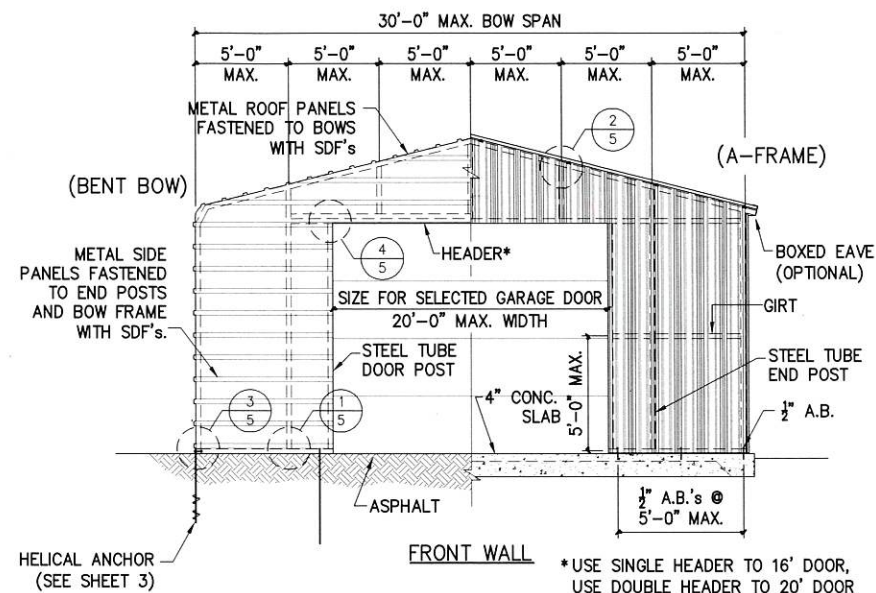
***LADDER LEG
(LEG HEIGHTS 16' to 20')



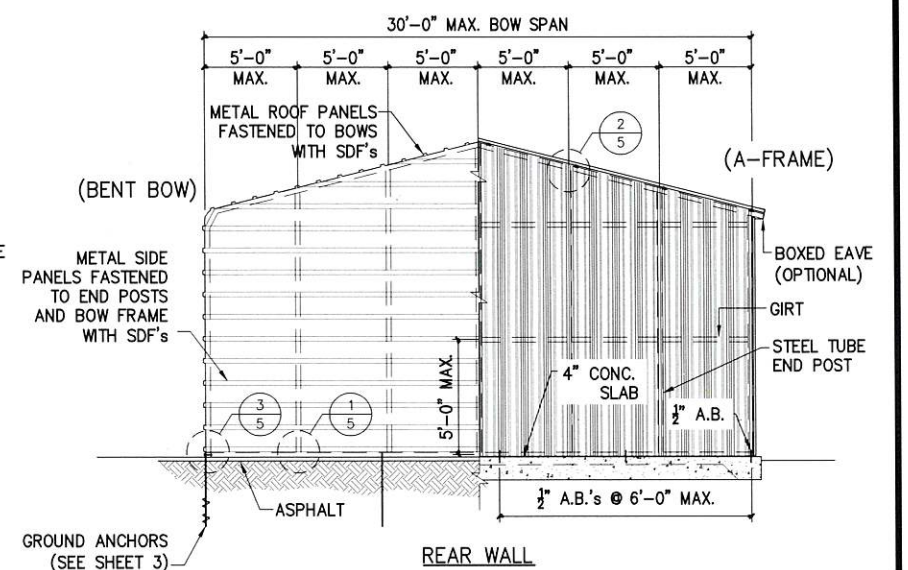
SIDE ELEVATION



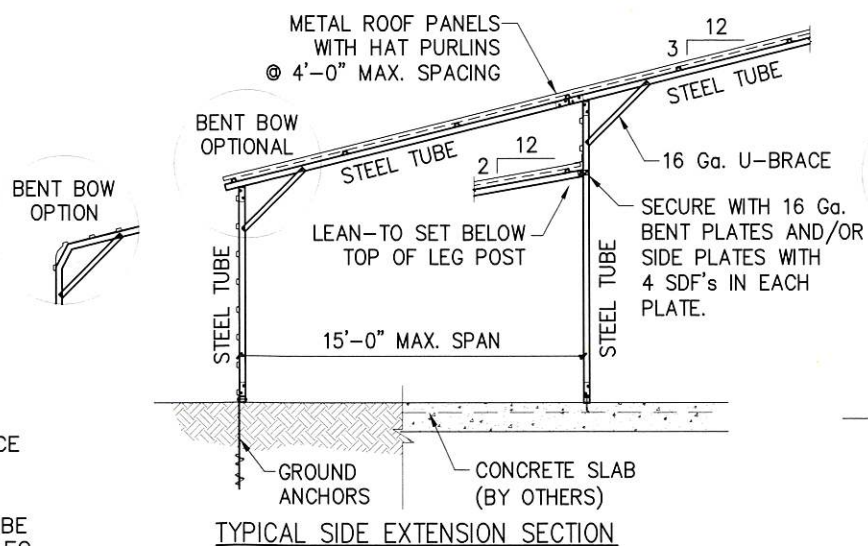
SIDE OPENING



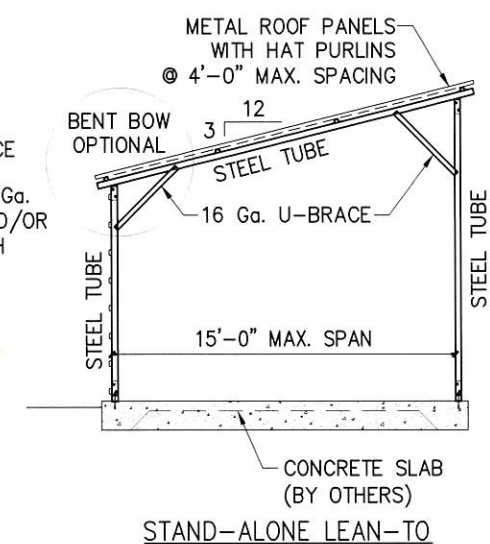
FRONT WALL



REAR WALL



TYPICAL SIDE EXTENSION SECTION



STAND-ALONE LEAN-TO



10/15/2019

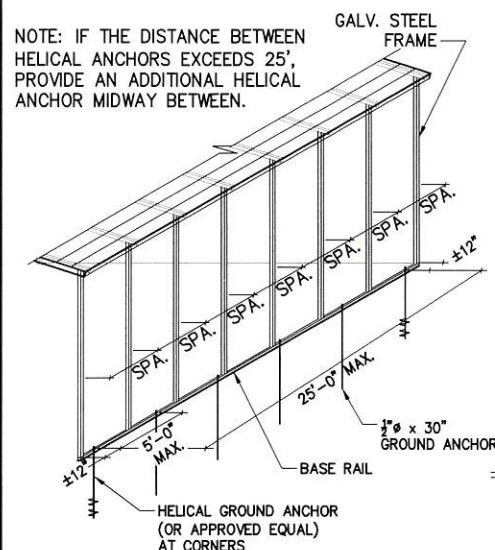
SOIL CLASSIFICATIONS * SOIL CLASS SOIL DESCRIPTION

- 2 Very dense &/or cemented sands, coarse gravel and cobbles, caliche, preloaded silts, and clays.
- 3 Medium dense coarse sands, sandy gravels, very stiff silts, and clays.
- 4 Loose to medium dense sands, firm to stiff clays and silts alluvial fill and VERY loose to medium dense sands, firm to stiff clays and silts, alluvial fill.

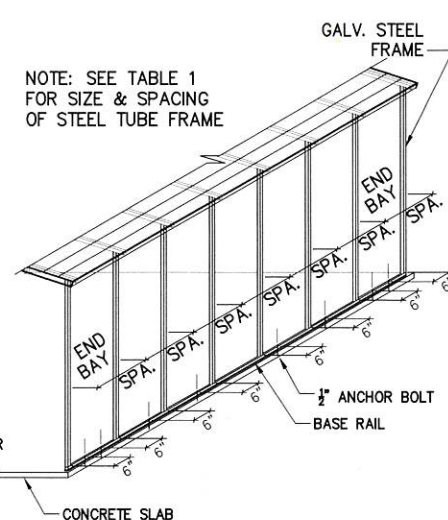
THE HELICAL ANCHOR SHALL BE APPROVED FOR USE IN SOIL CLASSIFICATIONS 2, 3, AND 4.

* Taken from HUD "Standard for Installation of Mobile Homes"

1 SOIL BASE RAIL ANCHOR DETAIL



HELICAL GROUND ANCHORS



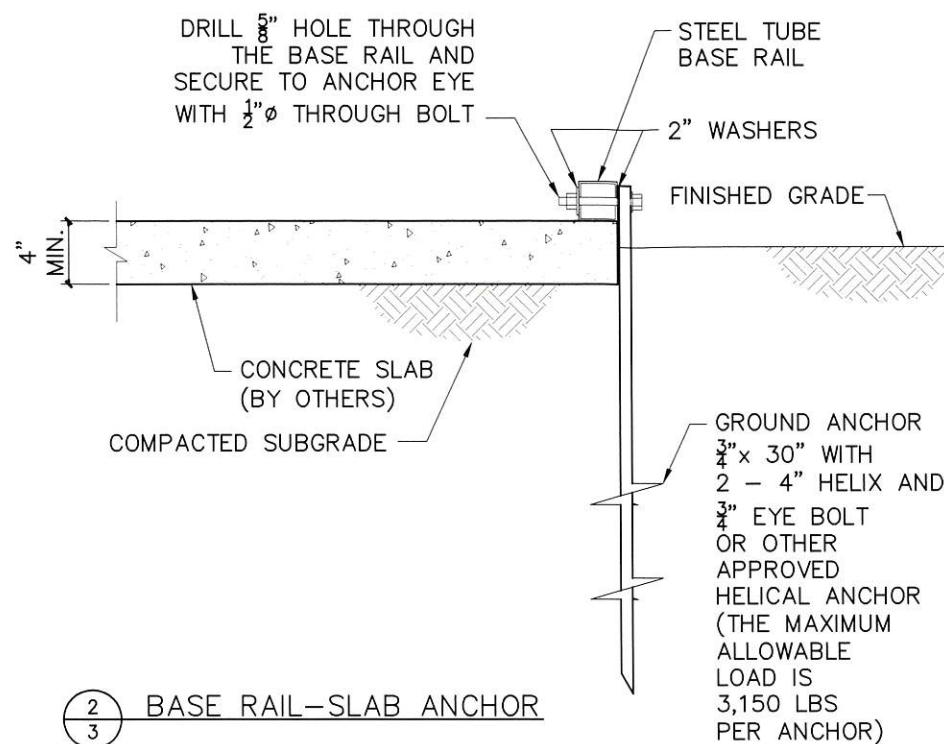
ANCHOR BOLTS

CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH (F_c) OF 3000 PSI AT 28 DAYS. THE USE OF HIGHER STRENGTH CONCRETE IS ACCEPTABLE.

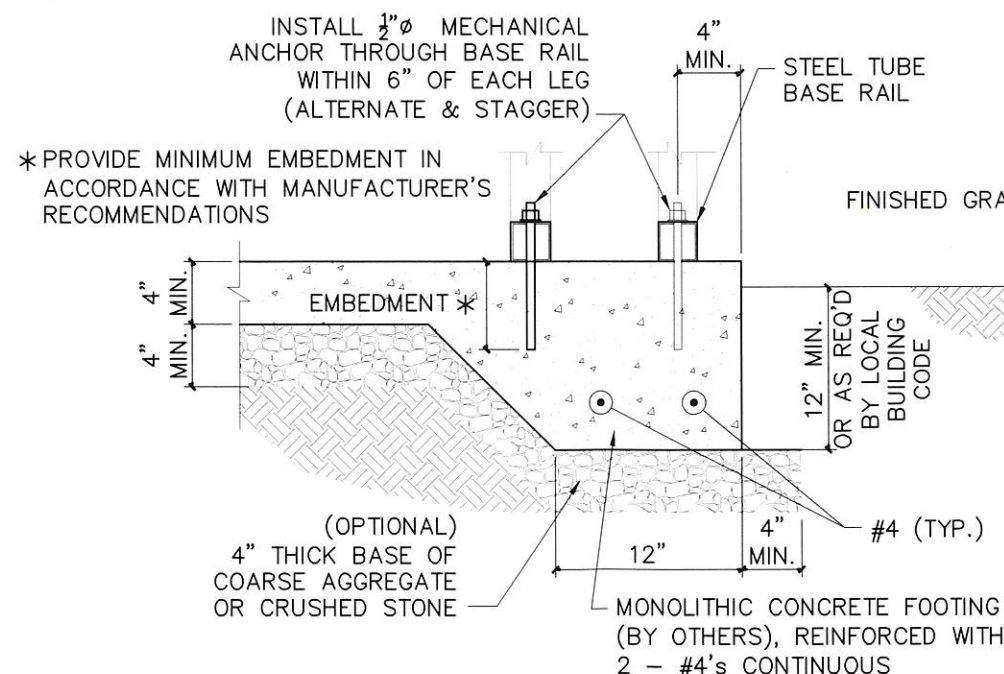
MINIMUM CONCRETE COVER OVER REINFORCING BARS SHALL BE 3 INCHES FOR FOUNDATION WHERE CONCRETE IS CAST AGAINST AND PERMANENTLY IN CONTACT WITH THE EARTH OR EXPOSED TO THE WEATHER AND 1 1/2 INCHES ELSEWHERE. REINFORCING BARS EMBEDDED IN GROUTED CELLS SHALL HAVE A MINIMUM CLEAR DISTANCE OF 1/4 INCH FOR FINE GROUT AND 1/2 INCH FOR COARSE GROUT BETWEEN REINFORCING BARS AND ANY FACE OF A CELL. REINFORCING BARS USED IN MASONRY WALLS SHALL HAVE A MASONRY COVER (INCLUDING GROUT) OF NOT LESS THAN 2 INCHES FOR MASONRY UNITS WITH FACE EXPOSED TO EARTH OR WEATHER AND 1 1/2 INCHES ELSEWHERE.

THE REINFORCING STEEL SHALL BE MINIMUM GRADE 40

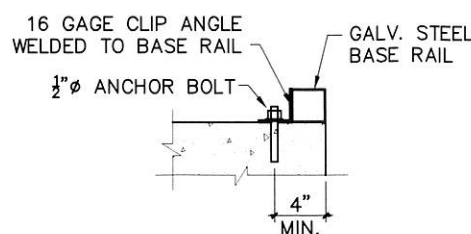
REINFORCEMENT MAY BE BENT IN THE SHOP OR THE FIELD PROVIDED: ALL REINFORCEMENT IS COLD BENT; THE DIAMETER OF THE BEND MEASURED ON THE INSIDE OF THE BAR IS NOT LESS THAN SIX BAR DIAMETERS; AND REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT EXCEPT WHERE BENDING IS NECESSARY TO ALIGN DOWEL BARS WITH A VERTICAL CELL. BARS PARTIALLY EMBEDDED IN CONCRETE MAY BE BENT AT A SLOPE OF NOT MORE THAN 1 INCH OF HORIZONTAL DISPLACEMENT TO 6 INCHES OF VERTICAL BAR LENGTH.



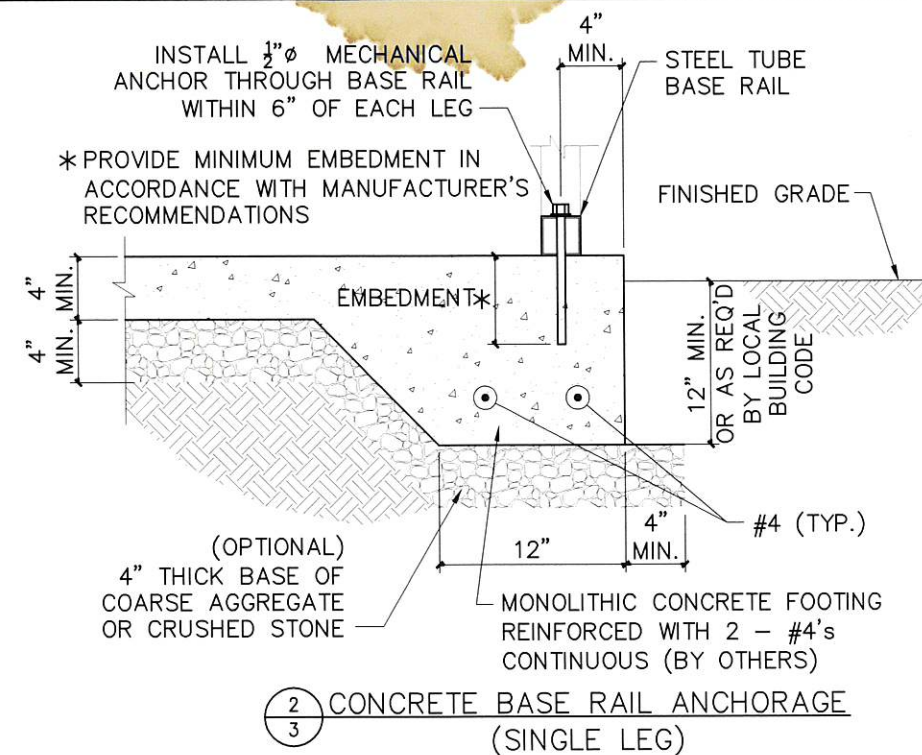
2 BASE RAIL-SLAB ANCHOR



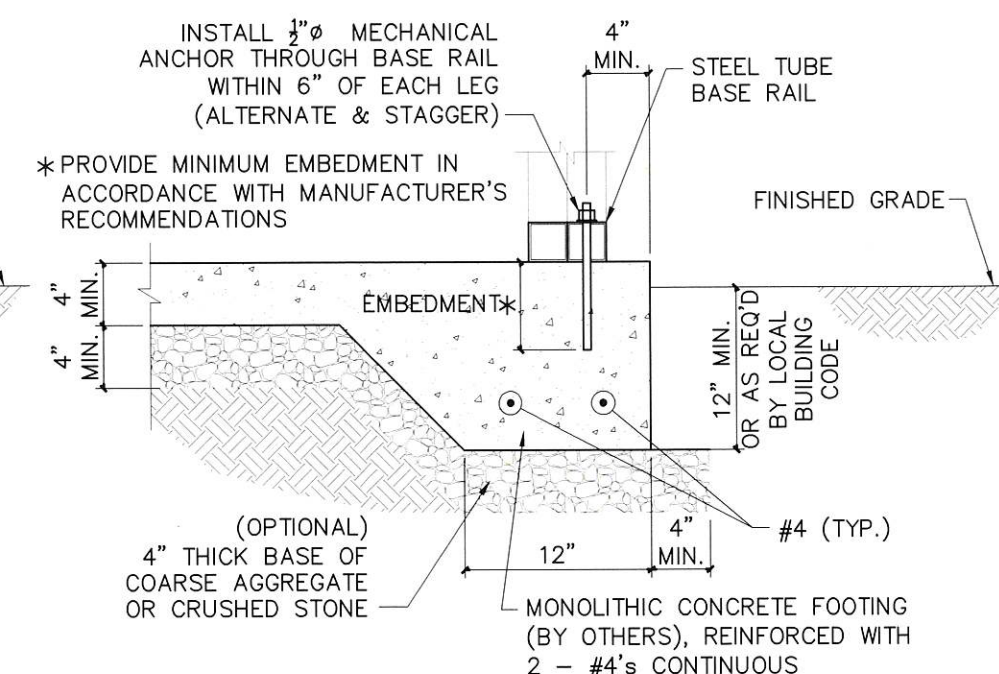
2 CONCRETE BASE RAIL ANCHORAGE (LADDER LEG)



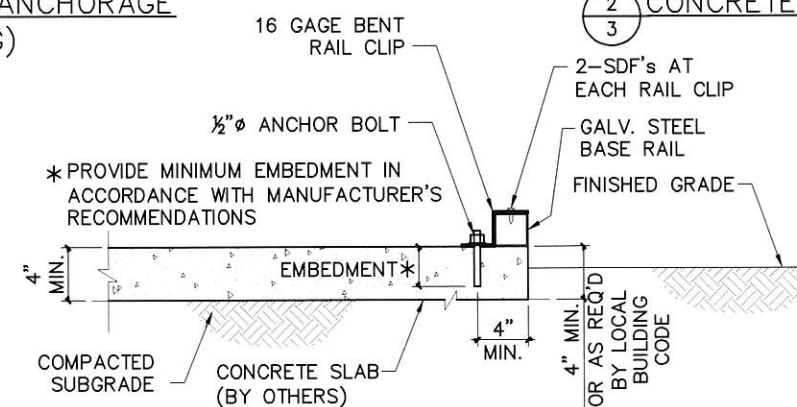
ALTERNATE BASE RAIL CLIP



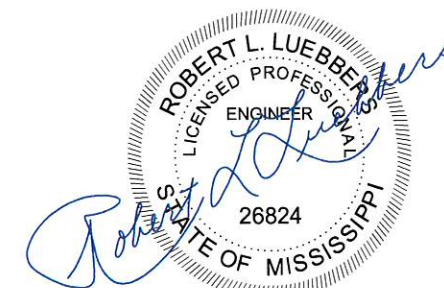
2 CONCRETE BASE RAIL ANCHORAGE (SINGLE LEG)



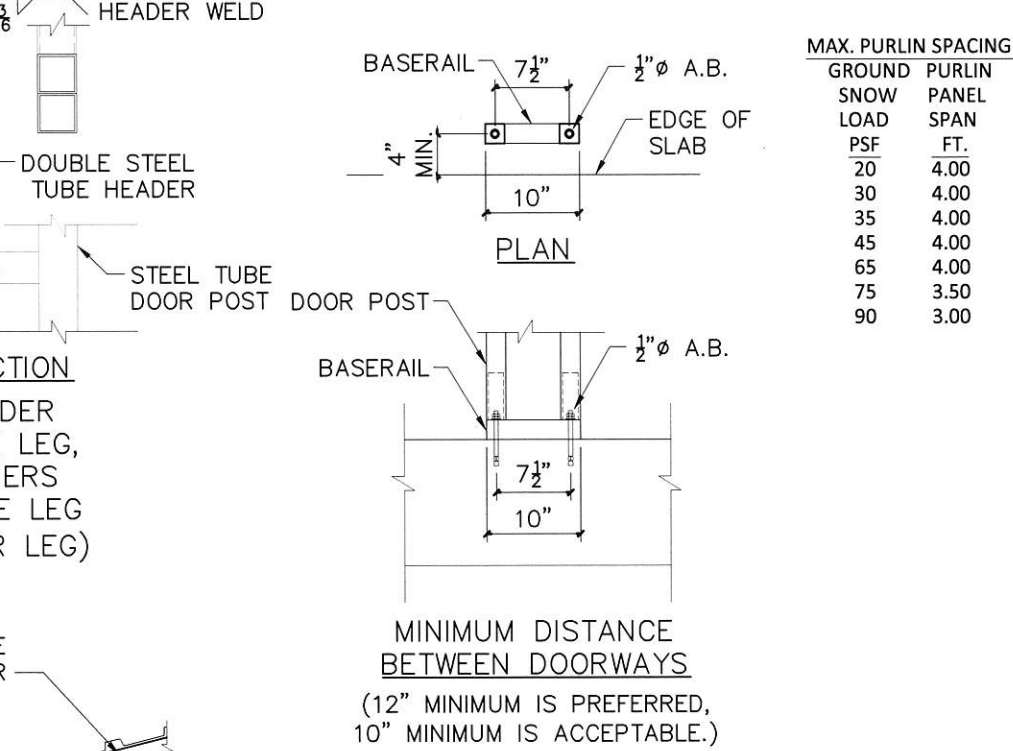
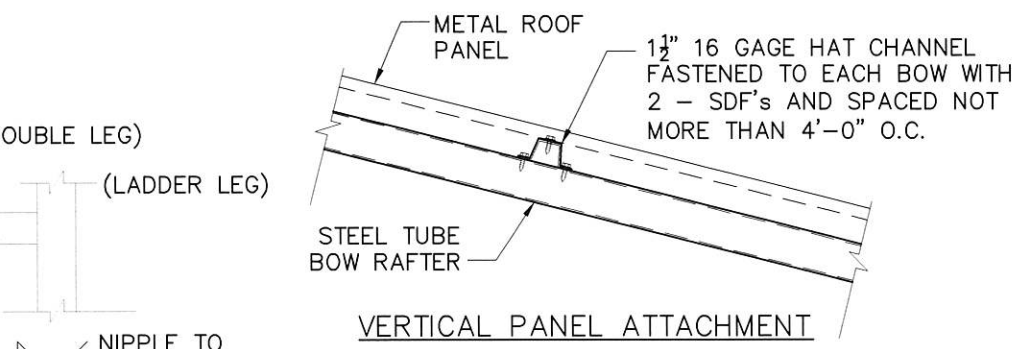
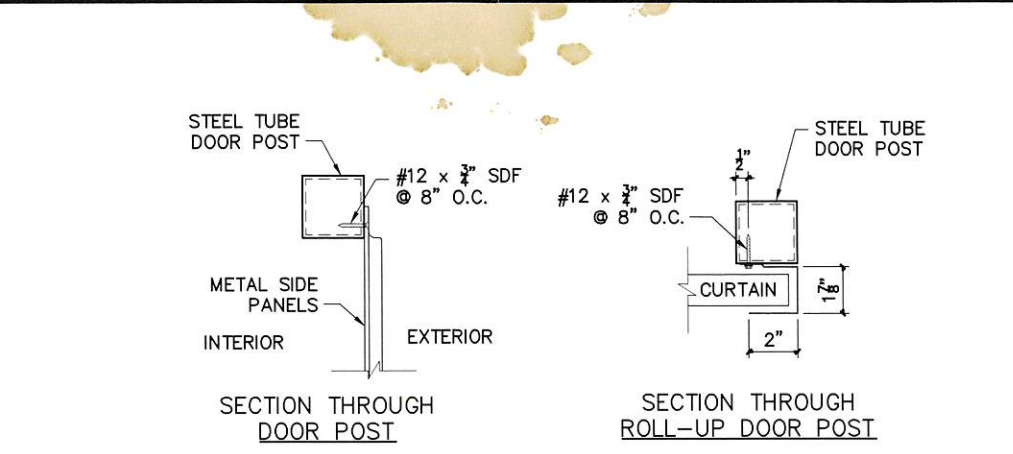
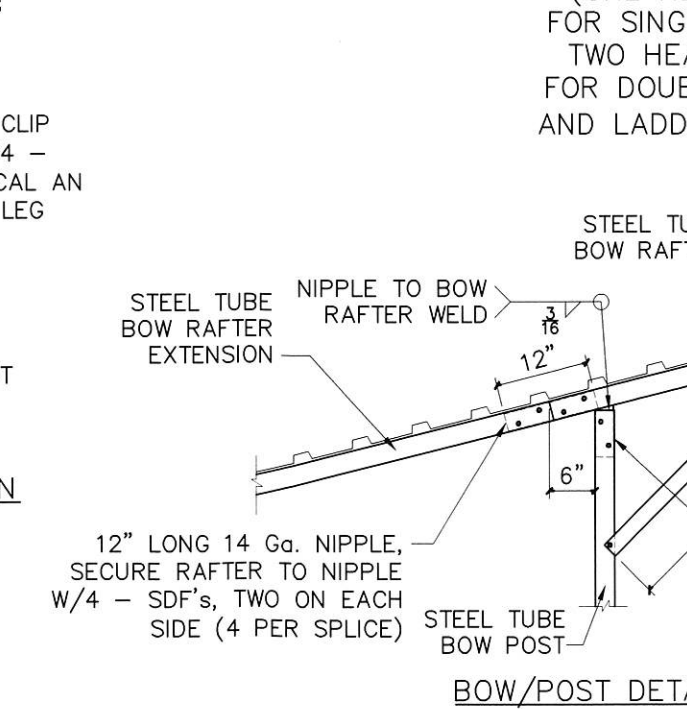
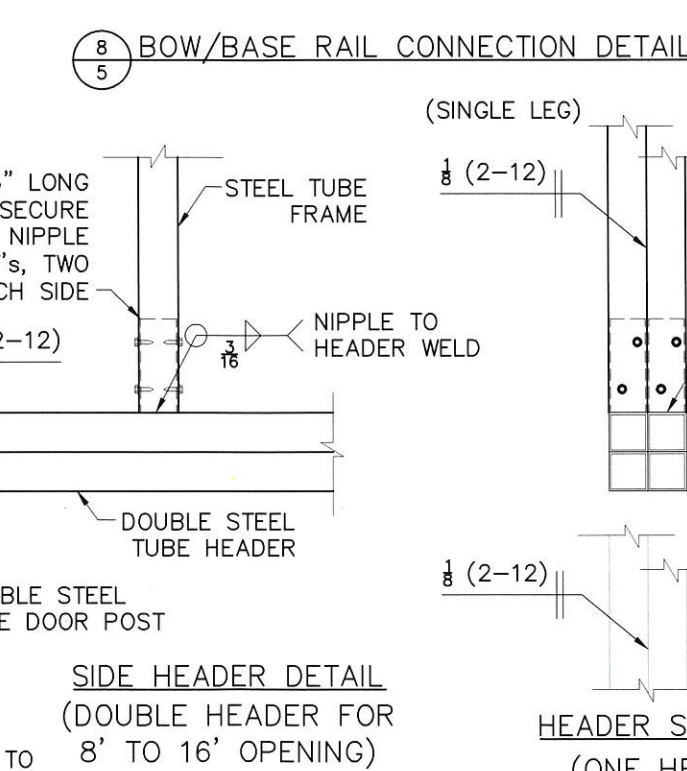
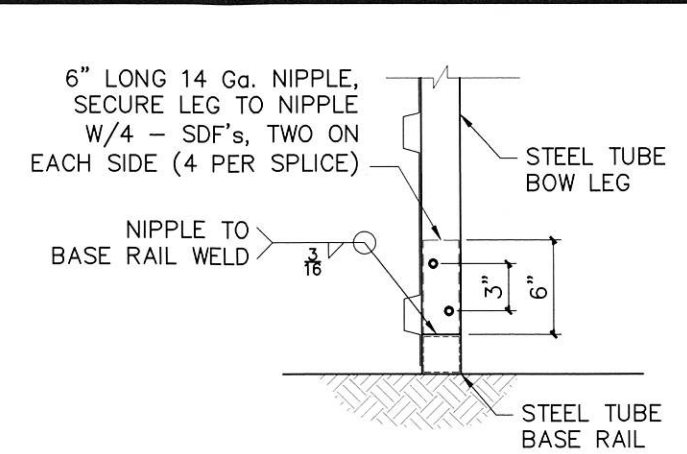
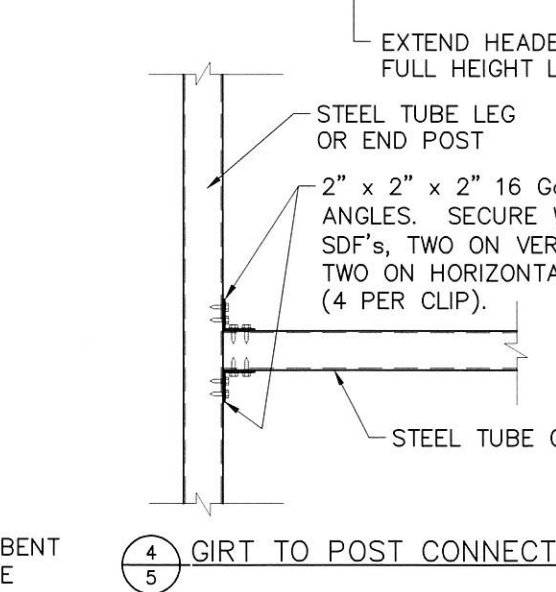
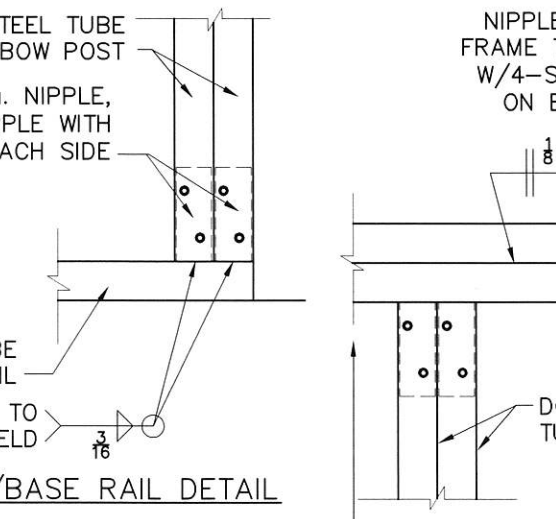
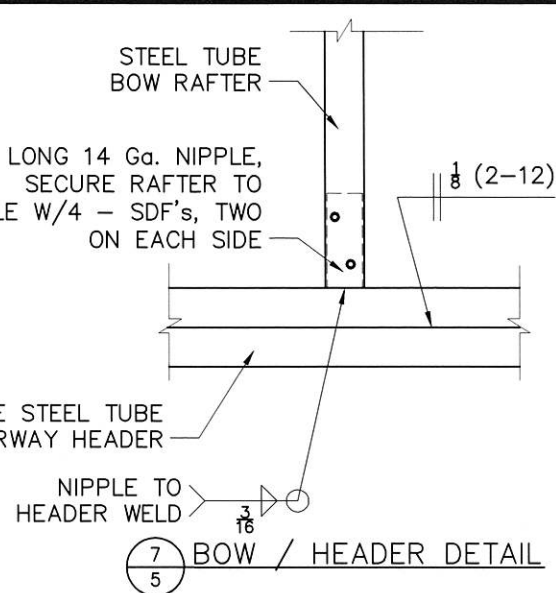
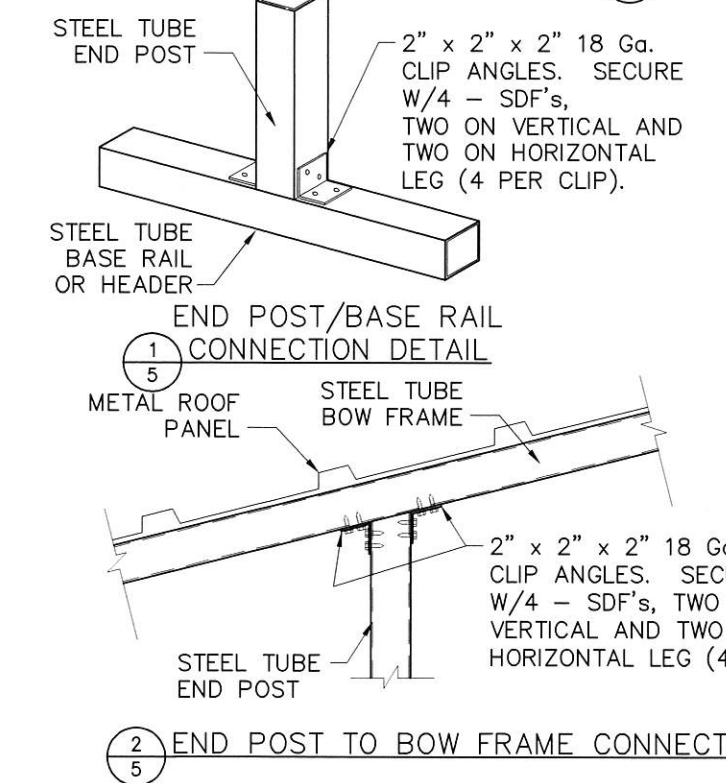
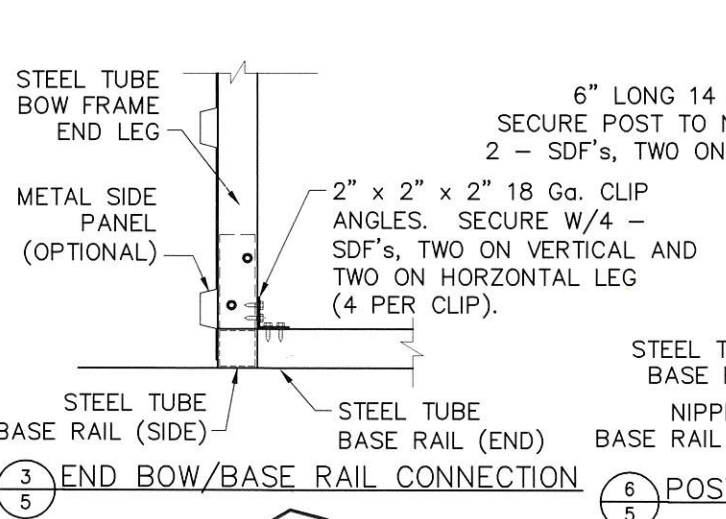
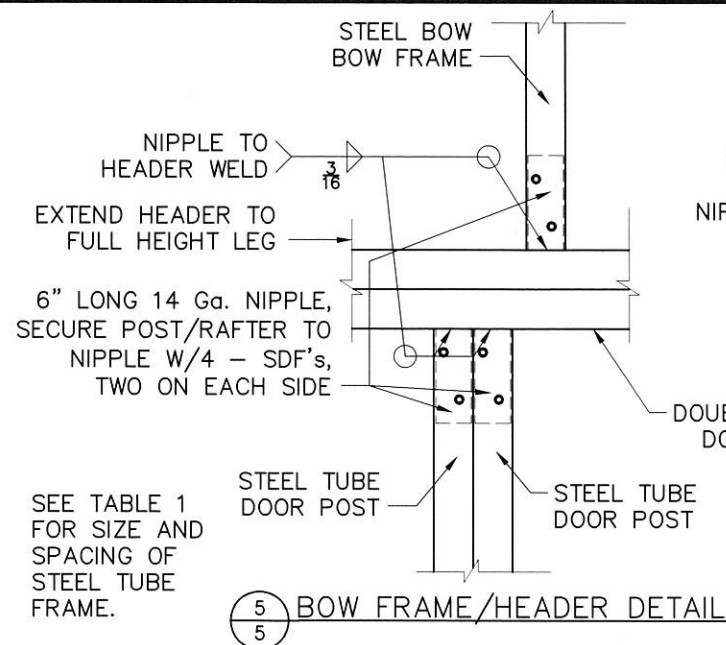
2 CONCRETE BASE RAIL ANCHORAGE (DOUBLE LEG)



2 ALTERNATE BASE RAIL ANCHORAGE

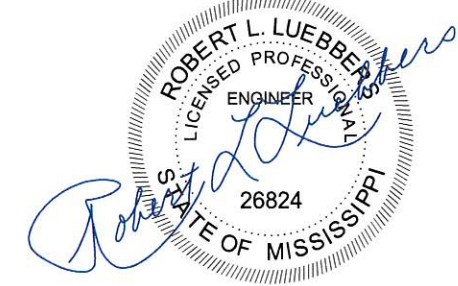


10/15/2019



MAX. PURLIN SPACING

GROUND SNOW LOAD PSF	PURLIN PANEL SPAN FT.
20	4.00
30	4.00
35	4.00
45	4.00
65	4.00
75	3.50
90	3.00





J. K. ... 1st Judicial District
Instrument 2019 8162 D - J1
Filed/Recorded 9/26/2019 04:00 P
Total Fees \$ 13.00
6 Pages Recorded

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

Grantor:
The Estate of Frederick Charles Becker, IV
450 S. Warmwood Way
Palmer, AK 99645
(907) 440-8415

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

Grantee:
Andre Conrad Williams
2404 Fortson St.
Gulfport, MS 39503
(228) 229-8213

File No. Z197126N

INDEXING INSTRUCTIONS: Part of Lot 9 & all of Lot 10, Block 7, North Bayou Suburb,
1st Judicial District, 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, **The Estate of Frederick Charles Becker, IV** does hereby sell, convey and warrant unto **Andre Conrad Williams**, 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:

Lot 10 and the West 30 feet of Lot 9, Block 7, North Bayou Suburb of Gulfport, Mississippi, a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 4, at Page 11.

This being the same property as that conveyed to Frederick C. Becker and Elizabeth M. Becker, by instrument recorded in Deed Book 665, at Page 83, 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) quitclaim 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 of 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.

Order Granting Authority to Sell Real Property attached hereto as Exhibit "A"

Proof of Death for Elizabeth M. Becker attached hereto as Exhibit "B"

WITNESS MY SIGNATURE, on this the 20 day of September, 2019.

The Estate of Frederick Charles Becker, IV



Frederick C. Becker
By: Frederick Charles Becker, V, Executor

ACKNOWLEDGEMENT

STATE OF Alaska
COUNTY OF Mat-Su Borough

Personally appeared before me, the undersigned authority in and for the said county and state, the within named **Frederick Charles Becker, V**, who acknowledged that he is **Executor of The Estate of Frederick Charles Becker, IV** and that in said representative capacity he signed, executed and delivered the above and foregoing instrument, after first having been duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 20 day of Sept, A.D. 2019.

Hugh A. Fisher
NOTARY PUBLIC

My commission expires: 8/20/2023

DEED ACCEPTED BY:

Andre Conrad Williams, Grantee



Exhibit "A"

IN THE CHANCERY COURT OF HARRISON COUNTY, MISSISSIPPI
FIRST JUDICIAL DISTRICT

FILED
AUG 16 2019

IN THE MATTER OF THE ESTATE
OF FREDERICK CHARLES BECKER IV, DECEASED

John McAdams Chancery Clerk
By Anne K Wilkey D.C.

FREDERICK CHARLES BECKER V, EXECUTOR Cause No. 19-cv-1509-MA

ORDER GRANTING AUTHORITY TO SELL REAL PROPERTY

THIS DAY came on this cause to be heard on the Petition of Frederick Charles Becker V ("Frederick"), as Executor of the Estate of Frederick Charles Becker IV, for authority to sell certain real estate from the assets owned by the decedent at the time of his death and the Court having read and considered said Petition filed herein, and being duly advised in the premises, finds as follows, to-wit:

I.

That by order of this Court, Frederick was appointed Executor of the Estate of Frederick Charles Becker IV, deceased, and Letters Testamentary were granted to him whereupon he took the Oath required by law, posted the required bond and entered into the performance of his duties as Executor of the Estate.

II.

That Frederick Charles Becker IV, deceased owned real property located in Harrison County, Mississippi at the time of his death. The physical address of said property is 2404 Fortson Street, Gulfport, MS 39503.

III.

That the heirs of Frederick Charles Becker IV desire to sell said real property for \$59,000.00, pursuant to the terms and conditions contained in the contract attached to the *Petition to Sell Real Property*, as Exhibit "A".

IV.

That Frederick requests authority to close the sale of said real property, free and clear of any probated claims, and has shown that the sales price is fair and reasonable and it is in the best interest of all parties interested in the Estate that the sale of said real property be approved because it is burdensome to the Estate.

V.

That Frederick requests authorization, as Executor of the Estate of Frederick Charles Becker IV, to execute any and all necessary documents on behalf of the estate in order to sell said property pursuant to the terms contained in the contract and to disburse the proceeds to the lien holder(s), if any, and to pay closing costs and waive confirmation of the sale since all the essential terms of said sale and deed are contained herein or in Exhibit "A" to the *Petition to Sell Real Property*.

VI.

That Fredrick requests that he be authorized to deposit the net sale funds into the registry of the Harrison County Chancery Clerk until further order of this Court.

5

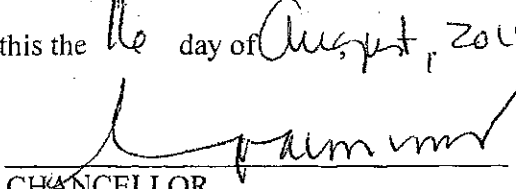
IT IS THEREFORE ORDERED AND ADJUDGED that Petitioner, Frederick Charles Becker V, as Executor of the Estate of Frederick Charles Becker IV, to do the following:

(a) to act on behalf of the estate in order to complete and close the sale of property located in Harrison County, Mississippi pursuant to the terms contained in the contract attached hereto as Exhibit "A";

(b) to disburse the proceeds of said sale to the lien holder(s), if any, and to pay closing costs and waive confirmation of the sale since all the essential terms of said sale and deed are contained herein or in Exhibit "A" of the *Petition to Sell Real Property*; and

(c) to deposit the net sale funds into the registry of the Harrison County Chancery Clerk until further order of this Court.

SO ORDERED AND ADJUDGED, this the 16 day of August, 2019.


CHANCELLOR

1C
Presented and agreed to by:
Jeff Arnold (MSB #104335)
Jeff Arnold, CPA | Attorney at Law, PLLC
5719 HWY 25, Suite 103
Flowood, MS 39232
Phone: 601-213-7581
Fax: 601-453-4883

STATE OF ALASKA
CERTIFICATION OF VITAL RECORD

STATE OF ALASKA
Exhibit "B"

ALASKA DEPARTMENT OF HEALTH AND SOCIAL SERVICES - BUREAU OF VITAL STATISTICS
P.O. Box 110675, Juneau, AK 99811-0875

DATE FILED 04/08/2014		STATE FILE NO: 2014000837	
1. DECEDENT'S LEGAL NAME (include AKA's if any) (First, Middle, Last) ELIZABETH MARY BECKER			
4a. AGE (Last birthday) (Years)	4b. UNDER 1 YEAR	4c. UNDER 1 DAY	5. DATE OF BIRTH (MM/DD/YYYY)
70	Months	Days	10/13/1943
7a. RESIDENCE STATE Alaska		7b. COUNTY Anchorage	7c. CITY OR TOWN Anchorage
7d. STREET AND NUMBER 5330 Tudorport Circle		7e. APT. No.	7f. ZIP CODE 99507
7g. INSIDE CITY (LIMIT)		☒ Yes ☐ No	
6. EVER IN US ARMED FORCES? ☐ Yes ☒ No ☐ Unknown			
9. MARITAL STATUS AT TIME OF DEATH ☒ Married ☐ Divorced ☐ Widowed ☐ Never Married			
10. SURVIVING SPOUSE'S NAME (if wife, give name prior to first marriage) FRED C BECKER IV			
11. FATHER'S NAME (First, Middle, Last) ANTHONY GALEN			
12. MOTHER'S NAME PRIOR TO FIRST MARRIAGE (First, Middle, Last) ELIZABETH CORCORAN			
13a. RELATIONSHIP TO DECEDENT Spouse			
13b. MAILING ADDRESS (Street and Number, City, State, Zip Code) 5330 Tudorport Circle Anchorage, Alaska 99507			
14. DECEDENT'S EDUCATION (Check the box that best describes the highest grade or level of school completed at the time of death) ☐ 8th grade or less ☐ 8th - 12th grade, no diploma ☐ High school graduate or GED ☐ Some college credit, but no degree ☒ Associate degree (e.g., AA, AS) ☐ Bachelor's degree (e.g., BA, AB, BS) ☐ Master's degree (e.g., MA, MS, MEd, MEd, MSW, MBA) ☐ Doctorate (e.g., PhD, EdD) or Professional degree (e.g., MD, DDS, DVM, LL.B., JD)			
15. DECEDENT'S USUAL OCCUPATION (Indicate type of work done during most of working life. DO NOT USE RETIRE) Homemaker			
16. KIND OF BUSINESS OR INDUSTRY Own Home			
17. DEATH OCCURRED IN A HOSPITAL ☒ Inpatient ☐ Emergency Room/Outpatient ☐ Dead on Arrival ☐ Nursing home/long term care facility ☐ Decedent's home ☐ Hospice facility ☐ Other (Specify)			
20. FACILITY NAME (If not institution, give street & number) St Elias Specialty Hospital			
21. CITY OR TOWN, STATE AND ZIP CODE Anchorage, Alaska 99503			
22. COUNTY OF DEATH Anchorage			
23. METHOD OF DISPOSITION ☐ Burial ☒ Cremation ☐ Donation ☐ Other (Specify)			
24. PLACE OF DISPOSITION (Name of cemetery, crematory, other place) Cremation Society of Alaska			
25. LOCATION - CITY, TOWN AND STATE Anchorage AK			
26. NAME AND COMPLETE ADDRESS OF FUNERAL FACILITY Cremation Society of Alaska, 1155 E 70th Avenue Anchorage, Alaska 99518			
27. SIGNATURE OF FUNERAL SERVICE LICENSEE OR OTHER AGENT HASARA, AMANDA K.			
28. LICENSE NUMBER (Of Licensee) 385			
ITEMS 28-33 MUST BE COMPLETED BY PERSON WHO PRONOUNCES OR CERTIFIES DEATH			
28. DATE PRONOUNCED DEAD (MM/DD/YYYY) 04/03/2014		29. TIME PRONOUNCED DEAD 10:50	
31. SIGNATURE OF PERSON PRONOUNCING DEATH (Only when applicable) LESTER, TERRY L.		32. LICENSE NUMBER 5287	
33. DATE SIGNED (MM/DD/YYYY) 04/07/2014		34. ACTUAL OR PRESUMED DATE OF DEATH (MM/DD/YYYY) April 3, 2014	
35. ACTUAL OR PRESUMED TIME OF DEATH 10:50		36. WAS MEDICAL EXAMINER OR CORONER CONTACTED? ☐ Yes ☒ No	
37. PART I. Enter the chain of events, diseases, injuries, or complications that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. Enter only one cause on a line. Add additional lines if necessary. IMMEDIATE CAUSE (final disease or condition resulting in death) HOSOCOMIAL GRAM NEGATIVE ROD PNEUMONIA SEQUELAE TO: SEVERE PROTEIN MALNUTRITION, CHF GRAM NEGATIVE ROD RIGHT EMPYEMA MALIGNANT PLEURAL EFFUSIONS RECURRENT METASTATIC BREAST CANCER PART II. Enter other significant conditions contributing to death but not resulting in the underlying cause given in PART I. COPD, SEVERE PROTEIN MALNUTRITION, CHF			
38. WAS AN AUTOPSY PERFORMED? ☐ Yes ☒ No			
39. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH? ☐ Yes ☒ No			
40. DID TOBACCO USE CONTRIBUTE TO DEATH? ☐ Yes ☐ Probably ☒ No ☐ Unknown			
41. IF FEMALE ☒ Not pregnant within past year ☐ Not pregnant, but pregnant within 42 days of death ☐ Not pregnant, but pregnant 43 days to 1 year before death ☐ Unknown if pregnant within past year			
42. MANNER OF DEATH ☒ Natural ☐ Homicide ☐ Accident ☐ Pending investigation ☐ Suicide ☐ Could not be determined			
43. DATE OF INJURY (MM/DD/YYYY)		44. TIME OF INJURY	
45. PLACE OF INJURY (e.g., Decedent's home, construction site, restaurant, wooded area)		46. INJURY AT WORK? ☐ Yes ☒ No	
47. LOCATION OF INJURY (Street & Number, Apt. No., City or Town, State, Zip Code)			
48. DESCRIBE HOW INJURY OCCURRED:			
49. IF TRANSPORTATION INJURY, SPECIFY Driver/Operator ☐ Passenger ☐ Unknown ☐ Other (Specify)			
50a. CERTIFIER (Check only one): ☒ Certifying physician - to the best of my knowledge, death occurred due to the cause(s) and manner stated. ☐ Pronouncing & Certifying physician - To the best of my knowledge, death occurred at the time, date and place, and due to the cause(s) and manner stated. ☐ Medical Examiner/Coroner - On the basis of examination, and/or investigation, in my opinion, death occurred at the time, date, and place, and due to the cause(s) and manner stated.			
50b. SIGNATURE OF CERTIFIER		51. NAME, ADDRESS, AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH (Item 37) Terry L. Lester, 4500 B Street, Suite 200 Anchorage AK 99503	
52. LICENSE NUMBER 5287		53. DATE CERTIFIED (MM/DD/YYYY) 04/07/2014	

I CERTIFY THAT THIS IS A TRUE, FULL AND CORRECT COPY OF THE ORIGINAL CERTIFICATE ON FILE IN THE BUREAU OF VITAL STATISTICS, DEPARTMENT OF HEALTH AND SOCIAL SERVICES, JUNEAU, ALASKA.

DATE ISSUED **APRIL 09, 2014**

This copy not valid unless prepared on engraved border displaying the date, seal and signature of the Alaska State Registrar.

Phillip J. Mitchell
State Registrar



MISCELLANEOUS PAYMENT RECPT#: 11451479
CITY OF GULFPORT

GULFPORT, MS 39501

DATE: 08/25/22 TIME: 11:57:50
CLERK: mcunningh DEPT:
CUSTOMER#: 0

COMMENT:

CHG: PZD PLANNING AND ZO 75.00

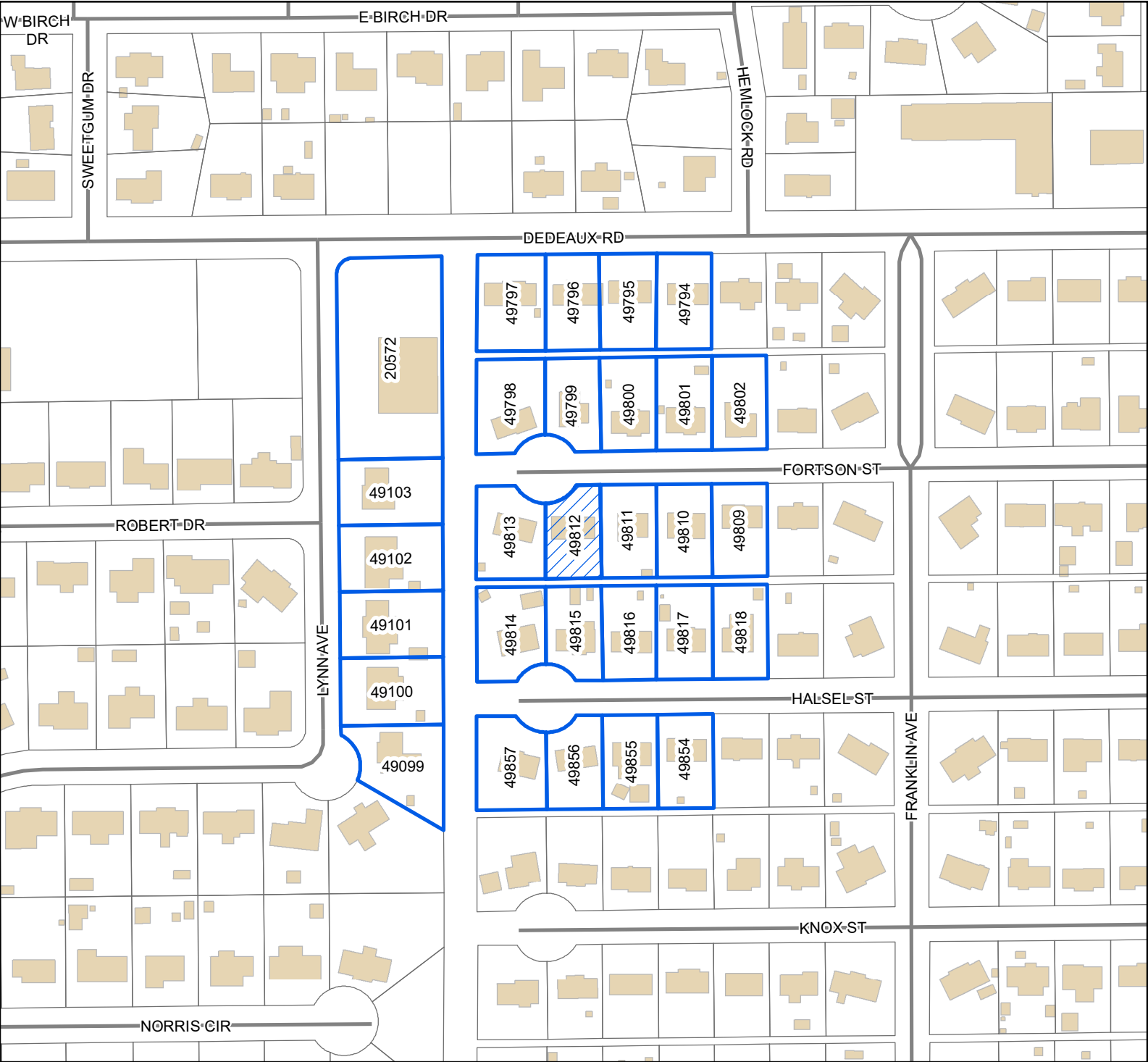
AMOUNT PAID: 75.00

PAID BY: ANDRE WILLIAMS
PAYMENT METH: CASH

REFERENCE:

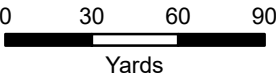
AMT TENDERED: 75.00
AMT APPLIED: 75.00
CHANGE: .00

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
49812	0908N-01-043.000	WILLIAMS ANDRE CONRAD (OWNER)	2404 FORTSON ST		GULFPORT	MS	39503
		Adjacent Property Owners (2210PC179)					
49799	0908N-01-017.000	APPLE INVESTMENTS LLC	P O BOX 7734		D'IBERVILLE	MS	39540
49798	0908N-01-016.000	MATTHEWS MONICA A	2401 FORTSON ST		GULFPORT	MS	39503
49794	0908N-01-012.000	CURTIS NATHAN E	13101 DEDEAUX RD		GULFPORT	MS	39503
49795	0908N-01-013.000	GASPARRINI MARTHA S DODD -TRUSTEE-	306 EASTVIEW DR		BILOXI	MS	39531
20572	0908N-04-001.000	ARC3 FDGPTMSO1 LLC C/O RYAN,LLC	P.O.BOX 460369 DEPT.100		HOUSTON	TX	77056
49796	0908N-01-014.000	VO HONG T & CHINH H	13117 DEDEAUX RD		GULFPORT	MS	39503
49801	0908N-01-019.000	MILLER RICHARD CEDRIC & CAROL A	2407 FORTSON ST		GULFPORT	MS	39503
49810	0908N-01-041.000	23NVESTMENT HOMES LLC	14306 CRESTWICK ST		SAUCIER	MS	39574
49811	0908N-01-042.000	DANIELS JAMIE & RICHARD	20188 LOVERS LN		LONG BEACH	MS	39560
49813	0908N-01-044.000	CHAFFI JOHN F JR & KIMBERLY S	2402 FORTSON ST		GULFPORT	MS	39501
49102	0908N-04-017.000	THIEN TRAN THANH &	509 LYNN AVE		GULFPORT	MS	39503
49100	0908N-04-019.000	PEREZ ISIDRO & TERESA	513 LYNN AVE		GULFPORT	MS	39503
49855	0908N-01-071.000	ROBINSON LARRY JOE & SUZETTE	2406 HALSEL CT		GULFPORT	MS	39506
49099	0908N-04-020.000	JACOBS FREDERICKA F S -ESTATE-	515 LYNN AVE		GULFPORT	MS	39503
49103	0908N-04-016.000	VIVOD JOHN J JR	507 LYNN AVE		GULFPORT	MS	39503
49809	0908N-01-040.000	NEELY KENNETH A	2410 FORTSON ST		GULFPORT	MS	39503
49817	0908N-01-048.000	SMITH DIXIE	2407 HALSEL CT		GULFPORT	MS	39503
49854	0908N-01-070.000	LLOYD MELISSA L	2408 HALSEL ST		GULFPORT	MS	39503
49815	0908N-01-046.000	QUINN CATHY JEAN -ESTATE-	2403 HALSEL ST		GULFPORT	MS	39503
49814	0908N-01-045.000	HALE TIMMY A	2401 HALSEL		GULFPORT	MS	39507
49818	0908N-01-049.000	TAYLOR BARBARA K	2409 HALSEL ST		GULFPORT	MS	39503
49856	0908N-01-072.000	MCINNIS PAMELA KAY	407 E STEVENS CIR		GULFPORT	MS	39503
49857	0908N-01-073.000	BISHOP TOVA B & DONALD R	181 CRAWFORD STREET		BILOXI	MS	39530
49802	0908N-01-020.000	JOHNSON PAUL	2409 FORTSON ST		GULFPORT	MS	39503
49101	0908N-04-018.000	SIMMONS ROGER L & PATRICIA A	511 LYNN AVE		GULFPORT	MS	39503
49797	0908N-01-015.000	POWERS REBECCA A & BENJAMIN G	9014 SUNTREE LANE		GULFPORT	MS	39503
49800	0908N-01-018.000	JONES VERONICA E	2405 FORTSON DR		GULFPORT	MS	39503
49816	0908N-01-047.000	INSALACO DAVID J & DIANE M	2405 HALSEL ST		GULFPORT	MS	39503



Legend

- Site
- Adjacent Properties
- Street
- Buildings



1 inch = 200 feet



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

RE: Variance 2210ZB179, by owner Andre Williams, tax parcel 0908N-01-043.000, Variances for accessory structure size, setbacks, height, and quantity, 2404 Fortson St, Zoned R-1-10 (Single-family), Ward 5

To Applicants and Adjacent Property Owners:

The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, October 20, 2022**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Zoning Board for **Thursday, October 20, 2022**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

211

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:**

IPL0092106

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

48.48

Payment Type:

Account Billed

User ID:

IPL0024925

ACCOUNT INFORMATION

GULFPORT URBAN DEVELOPMENT IP

PO BOX 1780

GULFPORT, MS 39502

228-868-5705

AccountsPayable@gulfport-ms.gov

GULFPORT URBAN DEVELOPMENT

TRANSACTION REPORT**Date**

September 28, 2022 11:51:49 AM EDT

Amount:

48.48

SCHEDULE FOR AD NUMBER IPL00921060

October 5, 2022

SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00921060**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, October 20, 2022 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development-Planning Division located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Variance 2209ZB174, by agent Kenny Bodurak, tax parcel 09100-03-020.000, Variance for parking, Court-house Rd, Zoned T4+ (General Urban Zone "Plus"), Ward 4

Variance 2210ZB177, by owners Sara Zelaya-Hernandez & Andrew Hudson, tax parcel 1007M-02-023.001, Requests variances for accessory structure size, setbacks & quantity, 13199 Mock St, Zoned R-E (Residence Estate), Ward 6

Variance 2210ZB179, by owner Andre Williams, tax parcel 0908N-01-043.000, Variances for accessory structure size, setbacks, height, and quantity, 2404 Fortson St, Zoned R-1-10 (Single-family), Ward 5

Variance 2210ZB180, by owners Ryan & Danielle Cotton, tax parcel 0807.L

12-1

01-012.009, Variances for accessory structure size and setbacks, 14428 Duckworth Cv, Zoned R-1-15 (Single-family), Ward 7

Variance 2210ZB182, by owner Dennis Barber, tax parcel 0811H-02-041.000, Variance for setback, 1507 Olive Ave, Zoned R-1-7.5 (Single-family), Ward 2

Variance 2210ZB183, by agent Derek Bjornstad, tax parcel 0711K-03-002.000, Variances for setbacks, 4707 Old Pass Rd, Zoned R-1-7.5 (Single-family), Ward 1

Variance 2210ZB187, by owners Owen Mossy & Charles Bright, tax parcel 0811L-04-016.000, Variances for parking and backing into the right-of-way, 1337 31st Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Special Exception 2210SE188, by owner Frankie Jackson, tax parcel 0809E-02-004.000, Requests a tattoo parlor use, 10000 Factory Shops Blvd, Zone B-4 (Highway business), Ward 3

Variance 2210ZB189, by agent John Ravenscroft, tax parcel 0811B-01-037.000, Variance to allow backing into the right-of-way, 2601 15th Ave, Zoned B-2 (General business), Ward 3

Variance 2210ZB193, by agent David Taylor, tax parcel 1010F-02-041.000, Variance for additional signage, 1423 Magnolia Street, Zoned T5 (Urban Center Zone), Ward 4

This the 28th day of September 2022

A. Lee Palermo, Chairman

City of Gulfport Zoning Board of Adjustment 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: October 20, 2022

Re: Variance 2210ZB180:

Variance 2210ZB180, by owners Ryan & Danielle Cotton, tax parcel 0807J-01-012.009, Variances for accessory structure size and setbacks, 14428 Duckworth Cv, Zoned R-1-15 (Single-family), Ward 7

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2210ZB180

Hearing Date: October 20, 2022

Current Zoning/Use: R-1-15 / Accessory Structure

Legal: Variance 2210ZB180, by owners Ryan & Danielle Cotton, tax parcel 0807J-01-012.009, Variances for accessory structure size and setbacks, 14428 Duckworth Cv, 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 variance in order to build a 1,000 sq. ft. garage. Specifically, the applicant requests; 1) a 400 square-foot variance to allow for 1,000 square feet in size where 600 square feet is the limit; 2) a 20-foot variance to allow for 5 feet from north (rear) property line where 25 feet is permitted; 3) a 2-foot variance to allow for 3 feet from main house where 5 feet is permitted.

- (a) The applicant states that they have a 15,000 sq. ft. lot with a house that meets the required setbacks and that the large setbacks of the city do not allow enough room to allow for a detached garage. However, the requirement for this section is how the land is unique compared to the other lands and buildings in the district. It is not unique as the neighboring properties all have garages and conform to ordinance with lots of similar square footage.
- (b) In the application, it is mentioned that the special conditions are the result of how the house was constructed. The applicant purchased the home knowing how it was constructed and its disposition on the property. Further, the applicant could attach one of the proposed structures to the home.
- (c) The statement provided by the applicant does not address this section of the variance request. Beyond it being the choice of the applicant to not attach the structure onto the home, an ordinance change may offer reasonable solutions to the size, quantity and setbacks; thus, this hardship condition is not met.
- (d) Neighboring properties with accessory structures are compliant with the ordinance.
- (e) Granting this variance would provide special privileges and set a precedence in that only one property does not comply with ordinance in regards to setback requirements.
- (f) This property is zoned R-1-15, an accessory building is allowed in this zoning district.

EXECUTIVE SUMMARY

The city changed the accessory building ordinance in 2018 with the intent of guiding accessory structures; with hardship requirements when considering variances. Upon staff review of the submitted application and site map, the 6 hardship criteria that has been provided, do not meet merit; therefore, the request should be disallowed.

Any approval should consider these conditions:

- 1. Drainage to not impede adjacent properties
- 2. Approval grants a 400 square foot variance to allow for 1,000 square feet total for an accessory structure where 600 square feet is allowed.
- 3. A variance of 20 feet to allow a 5 foot side yard setback where 25 feet is required.
- 4. The Blocking of Egress windows in the case of emergency is prohibited. Violation of IRC Sections R302 and R310 Obstruction of egress. Also the existing structure does not have 1 hour rated walls.

DEPARTMENTAL CONDITIONS

Engineering:

Drainage to not impede adjacent properties. Memo dated 10/6/2022.

Technical Report

VARIANCE

Public Works: No comment as of 10/10/2022.

Traffic and Safety: No conditions. Memo dated 10/3/2022.

Building Code Services: The Blocking of Egress windows in the case of emergency is prohibited. Violation of IRC Sections R302 and R310 Obstruction of egress. Also the existing structure does not have 1 hour rated walls. Memo dated 10/10/2022.

GIS: No conditions. Memo dated 10/6/2022.

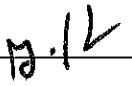
Police Department: No comment as of 10/10/2022.

Fire Department: No conditions. Memo dated 10/3/2022.

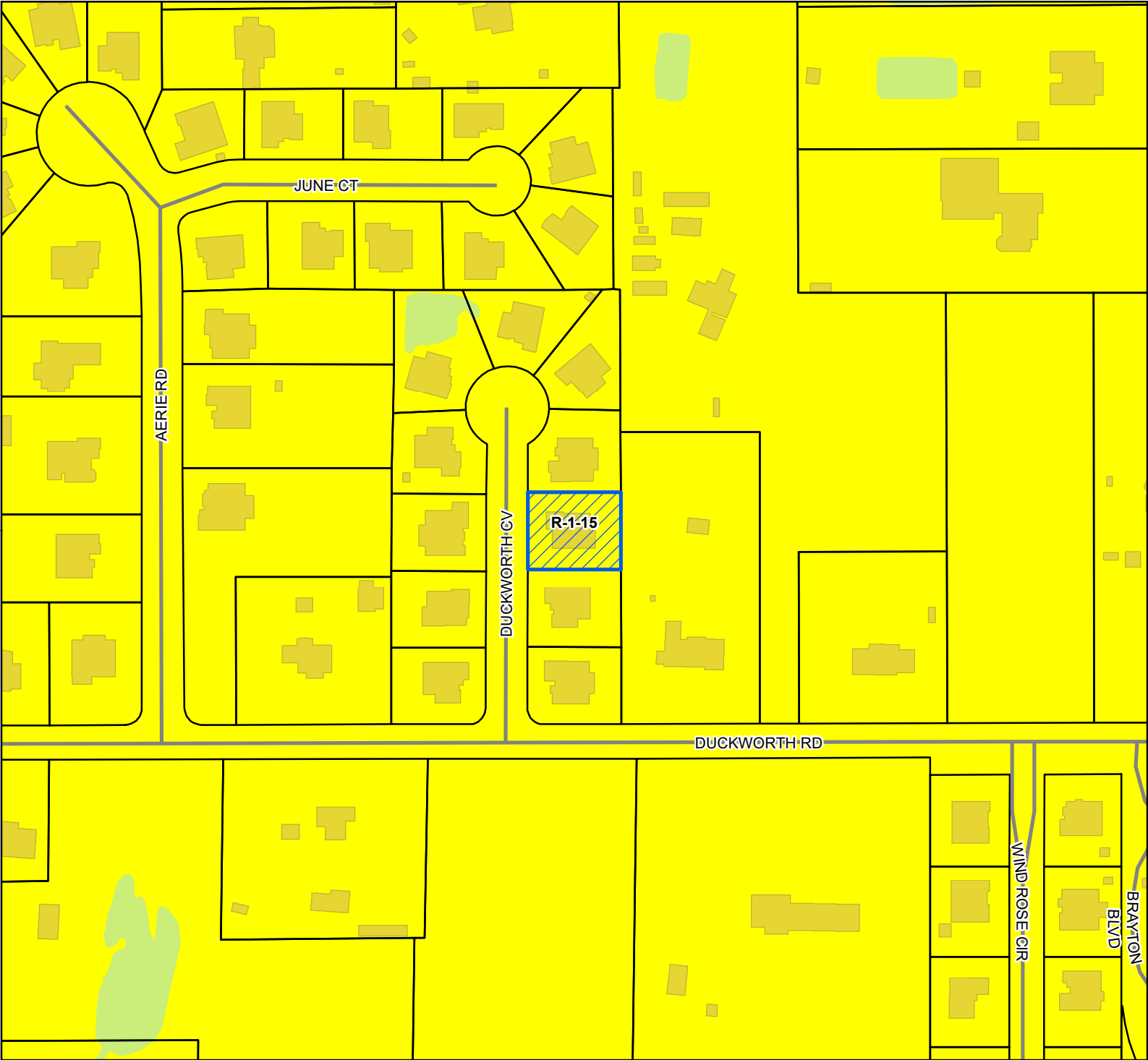
City Arborist: No conditions. Memo dated 9/30/2022.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department



Site

Street

Parcels

Buildings

Water Features

Zoning

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

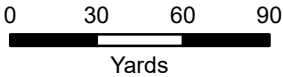
Site Information

0807J-01-012.009

Zoning: R-1-15 (Single-family residence)

Size: 15,000 Sqft.

Flood: X



1 inch = 200 feet



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



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

APPLICATION FOR VARIANCE

Property Information

TAX PARCEL #

0	8	0	7	J	-	0	1	-	0	1	2	●	0	0	9
					-			-				●			
					-			-				●			

For Staff Use Only
Case File #: 2210 38180
Date Received: 8/25/22
Receipt #: _____
Received By: CL
Zoning: R-1-15
Ward: 7 Flood: X
Size: 15000

(If necessary, use separate sheet of paper)

Address of Property Involved: 14428 Duckworth Cv, Gulfport MS 39503

Lot(s) ⁹ _____, Block(s) _____, Subdivision Duckworth Cove SUBD

General Location: North Gulfport off of Duckworth Road between Three Rivers and Hwy 49

GENERAL DESCRIPTION OF REQUEST:

Variance for a detached 1000 sqft garage. 5 feet from north property line. 3 feet from main house to new structure.

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

Ryan Cotton

Printed Name Of Owner
14428 Duckworth Cv

Mailing Address

Gulfport MS 39503

City State Zip code

601-310-5450 601-329-2125

Home Phone Work/Cell Phone

rcotton@juvotec.com

Email

Signature Of Owner

Printed Name Of Agent

Mailing Address

City State Zip code

Home Phone Work/Cell Phone

Email

Signature Of Agent

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



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

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

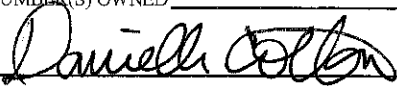
I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request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

NAME OF OWNER (PRINT) Danielle Cotton

ADDRESS (STREET, CITY, STATE, ZIP CODE) 14428 Duckworth Cv, Gulfport, MS 39503

PHONE # (H) 601-818-7080 (WK/CELL) 601-818-7080

TAX PARCEL NUMBER(S) OWNED 0807J-01-012.009

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: _____

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?)

We have a 15000 sqft lot with a house that meets the required setbacks and that the large setbacks of the city do not allow enough room to for a detached garage.

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.)

We did not build the house or lay out the lot. Nor, were we privy to the house plans in order to accommodate.

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?)

With the zoning as it is, it doesn't allow to accommodate the size building needed. The house should have been placed on a lot twice the size of the one its on now where a variance wouldn't be needed.

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.)

Other residents in the neighborhood have similar buildings that do not meet the setback (15 feet from property line).

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?)

In the ordinance it is denied having these types of waivers, but it is commonly found in R1-15.

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.

We have a single-family home and are allowed to have an accessory building.



Covenant Affidavit

I, RYAN COTTON, being owner or agent of the property, 14428 DUNEWOOD CV
GULFPORT MS 39503
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

8-25-22
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

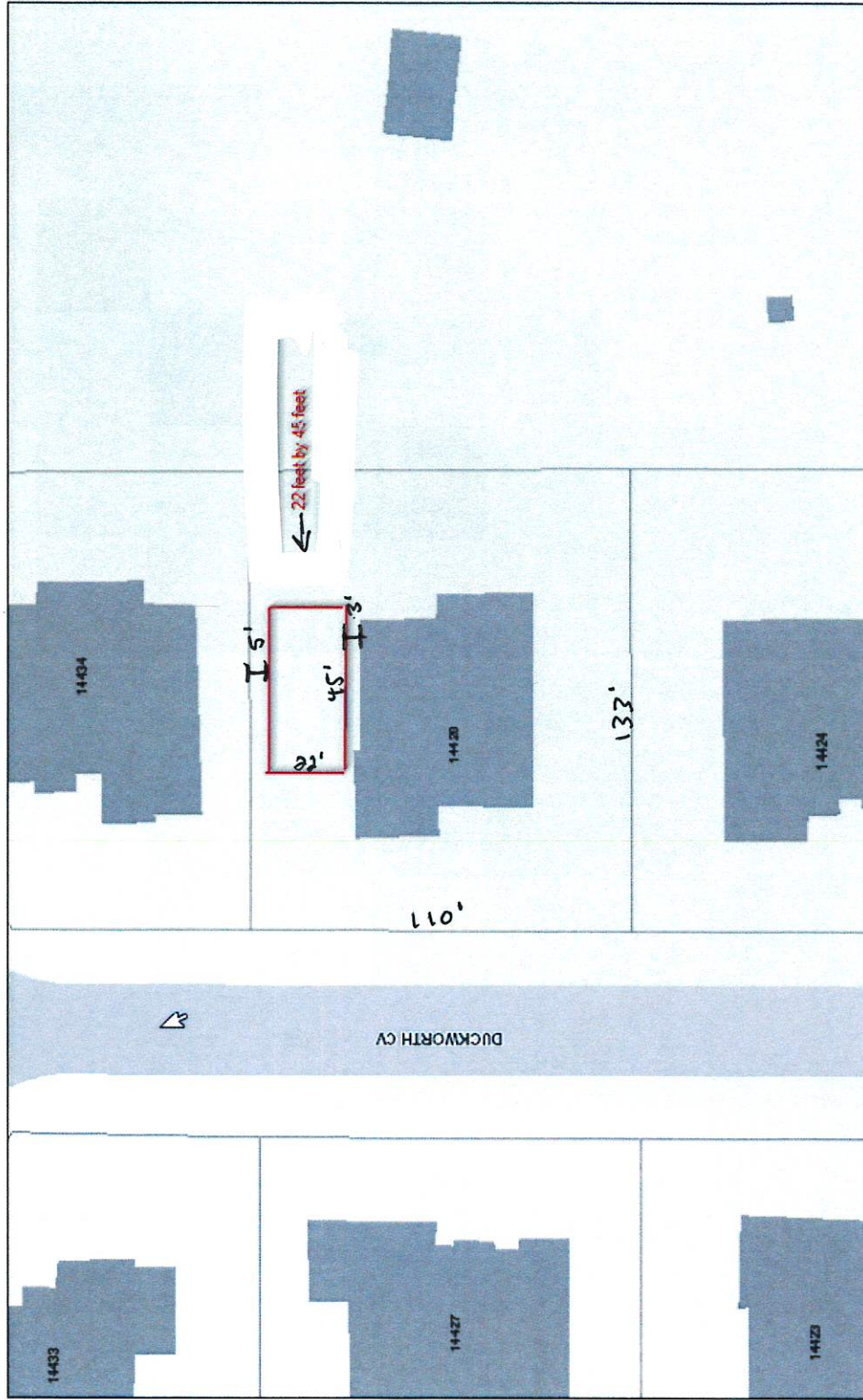
Given under my hand and seal of office this the 25th day of August, 2022

[Signature]
Notary Public



3/27/2026
Commission Expiration

Gulfport Online Atlas



August 22, 2022

Streets

County Streets

<all other values>

Interstate Highway

Principal Arterial

Collector

Minor Arterial

Military

Address Points

Parcels

Buildings

1:564

0 0.00475 0.0095 0.019 mi

0 0.0075 0.015 0.03 km

Harrison County Geographic Information Services Department | Gulfport GIS



John 1st Judicial District
Instrument 2017 7187 D -J1
Filed/Recorded 10/ 3/2017 08:37 P
Total Fees \$ 12.00
2 Pages Recorded

Prepared By & Return To:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8550
Our File: 171594

Index As: Lot 9 Duckworth Cove S/D

**STATE OF MISSISSIPPI
COUNTY OF HARRISON**

WARRANTY DEED

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

**Elliott Homes, LLC,
A Mississippi Limited Liability Company
Po Box 7299
D'Iberville, MS 39540
(228) 257-9914**

does hereby sell, convey and warrant unto

**Ryan P. Cotton and Danielle Cotton,
as joint tenants with full rights of survivorship and as tenants in common
14428 Duckworth Cove
Gulfport, MS 39503
(601) 310-5450**

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

Lot Nine (9), Duckworth Cove S/D, a subdivision as per the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 57 at Page 34, thereof reference to which is hereby made in aid of and as a part of this description.

THE ABOVE described property is no part the homestead of the Grantor herein.

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and subject to any and all prior recorded

reservations, conveyances and leases of oil, gas and minerals by previous owners.

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

IN WITNESS WHEREOF, Elliott Homes, LLC has caused this conveyance to be executed by its duly authorized officer, having first been duly authorized to do so, on this the 29th day of September, 2017.

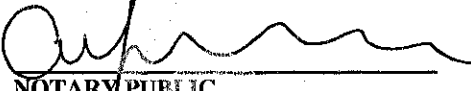
Elliott Homes, LLC


By: Maegan Harder, Agent

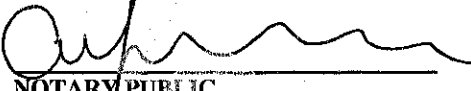
STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Maegan Harder, who acknowledge that she is an Agent of Elliott Homes, LLC, and as its act and deed, signed, sealed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned, for and on behalf of said entity, having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 29th day of September, 2017.


NOTARY PUBLIC



My Commission Expires  ZIMMERMAN

MISCELLANEOUS PAYMENT RECPT#: 11453332
CITY OF GULFPORT

GULFPORT, MS 39501

DATE: 08/25/22 TIME: 15:42:56
CLERK: mcunningh DEPT:
CUSTOMER#: 0

COMMENT:

CHG: PZD PLANNING AND ZO 75.00

AMOUNT PAID: 75.00

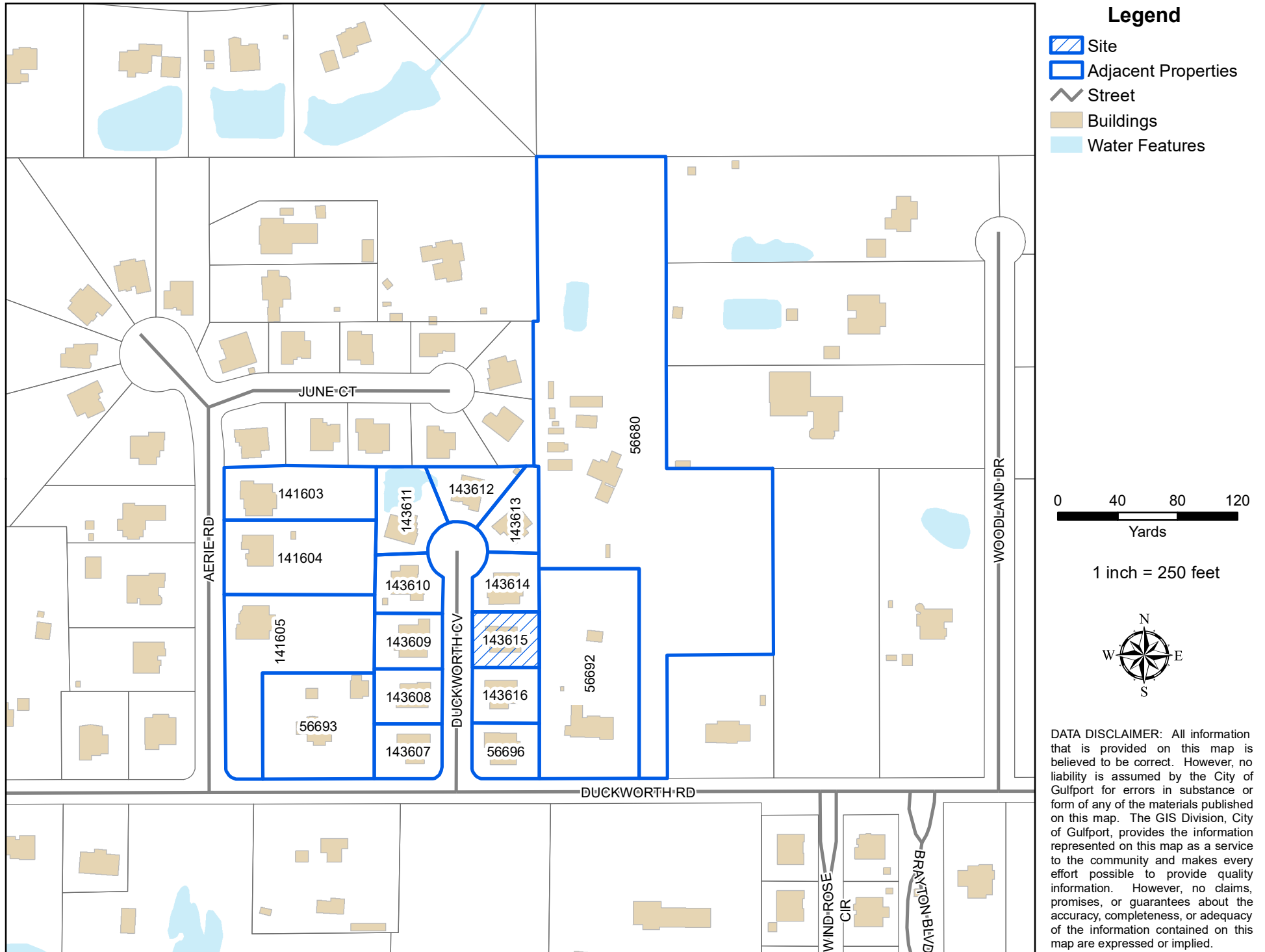
PAID BY: RYAN COTTON
PAYMENT METH: CASH

REFERENCE:

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

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
N	143615	0807J-01-012.009	COTTON RYAN P & DANIELLE (OWNER)	14428 DUCKWORTH COVE	GULFPORT	MS	39503
			Adjacent Property Owners (2210ZB180)				
	56680	0807J-01-010.000	MERRITT GLENN B & VALERI M	14380 DUCKWORTH RD	GULFPORT	MS	39503
	56692	0807J-01-011.000	BARNES JANIE & VERNON SR	14396 DUCKWORTH ROAD	GULFPORT	MS	39503
	56693	0807J-01-014.000	MCKAY TOMMY D	14444 DUCKWORTH RD	GULFPORT	MS	39503
	141603	0807J-01-014.024	JENKINS STEVEN D & MELLODY D	14482 AERIE RD	GULFPORT	MS	39503
	141604	0807J-01-014.025	SAMPSON MOSES E JR & INGRE	14488 AERIE RD	GULFPORT	MS	39503
	143616	0807J-01-012.010	HALE TANIKA L	14424 DUCKWORTH COVE	GULFPORT	MS	39503
	141605	0807J-01-014.026	WATERS EPHESIAN	14492 AERIE RD	GULFPORT	MS	39503
	143607	0807J-01-012.001	SHINHOLSTER WILLIE D SR & ROSHENA R	14417 DUCKWORTH COVE	GULFPORT	MS	39503
	143608	0807J-01-012.002	JENKINS DONALD & EVELYN	14423 DUCKWORTH COVE	GULFPORT	MS	39503
	143609	0807J-01-012.003	WHITE DENZIE L & JOAN J	14427 DUCKWORTH COVE	GULFPORT	MS	39503
	143610	0807J-01-012.004	CLEM FRANK W & DONNA M	14433 DUCKWORTH COVE	GULFPORT	MS	39503
	143611	0807J-01-012.005	CRAMER JONATHAN & SHANNA	14437 DUCKWORTH CV	GULFPORT	MS	39503
	143612	0807J-01-012.006	GRIFFIN CURTIS JR & ANGELA	14442 DUCKWORTH COVE	GULFPORT	MS	39503
	143613	0807J-01-012.007	NORRIS STEVEN W & HELGA	14438 DUCKWORTH COVE	GULFPORT	MS	39503
	143614	0807J-01-012.008	MAGEE ANISSA M & FRANK A	14434 DUCKWORTH COVE	GULFPORT	MS	39503
	56696	0807J-01-012.000	LUGO HERBERT	14418 DUCKWORTH COVE	GULFPORT	MS	39503

Variance



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:**

IPL0092106

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

48.48

Payment Type:

Account Billed

User ID:

IPL0024925

ACCOUNT INFORMATION

GULFPORT URBAN DEVELOPMENT IP

PO BOX 1780

GULFPORT, MS 39502

228-868-5705

AccountsPayable@gulfport-ms.gov

GULFPORT URBAN DEVELOPMENT

TRANSACTION REPORT**Date**

September 28, 2022 11:51:49 AM EDT

Amount:

48.48

SCHEDULE FOR AD NUMBER IPL00921060

October 5, 2022

SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00921060**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, October 20, 2022 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development-Planning Division located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Variance 2209ZB174, by agent Kenny Bodurak, tax parcel 09100-03-020.000, Variance for parking, Court-house Rd, Zoned T4+ (General Urban Zone "Plus"), Ward 4

Variance 2210ZB177, by owners Sara Zelaya-Hernandez & Andrew Hudson, tax parcel 1007M-02-023.001, Requests variances for accessory structure size, setbacks & quantity, 13199 Mock St, Zoned R-E (Residence Estate), Ward 6

Variance 2210ZB179, by owner Andre Williams, tax parcel 0908N-01-043.000, Variances for accessory structure size, setbacks, height, and quantity, 2404 Fortson St, Zoned R-1-10 (Single-family), Ward 5

Variance 2210ZB180, by owners Ryan & Danielle Cotton, tax parcel 0807.L

01-012.009, Variances for accessory structure size and setbacks, 14428 Duckworth Cv, Zoned R-1-15 (Single-family), Ward 7
 Variance 2210ZB182, by owner Dennis Barber, tax parcel 0811H-02-041.000, Variance for setback, 1507 Olive Ave, Zoned R-1-7.5 (Single-family), Ward 2
 Variance 2210ZB183, by agent Derek Bjornstad, tax parcel 0711K-03-002.000, Variances for setbacks, 4707 Old Pass Rd, Zoned R-1-7.5 (Single-family), Ward 1
 Variance 2210ZB187, by owners Owen Mossy & Charles Bright, tax parcel 0811L-04-016.000, Variances for parking and backing into the right-of-way, 1337 31st Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2
 Special Exception 2210SE188, by owner Frankie Jackson, tax parcel 0809E-02-004.000, Requests a tattoo parlor use, 10000 Factory Shops Blvd, Zone B-4 (Highway business), Ward 3
 Variance 2210ZB189, by agent John Ravenscroft, tax parcel 0811B-01-037.000, Variance to allow backing into the right-of-way, 2601 15th Ave, Zoned B-2 (General business), Ward 3
 Variance 2210ZB193, by agent David Taylor, tax parcel 1010F-02-041.000, Variance for additional signage, 1423 Magnolia Street, Zoned T5 (Urban Center Zone), Ward 4
 This the 28th day of September 2022
 A. Lee Palermo, Chairman
 City of Gulfport Zoning Board of Adjustment and Appeals
 W000000000
 Publication Dates

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

RE: Variance 2210ZB180, by owners Ryan & Danielle Cotton, tax parcel 0807J-01-012.009, Variances for accessory structure size and setbacks, 14428 Duckworth Cv, 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, October 20, 2022**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <https://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Zoning Board for **Thursday, October 20, 2022**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: October 20, 2022

Re: Variance 2210ZB182:

Variance 2210ZB182, by owner Dennis Barber, tax parcel 0811H-02-041.000, Variance for setback, 1507 Olive Ave, Zoned R-1-7.5 (Single-family), Ward 2

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2210ZB182

Hearing Date: October 20, 2022

Current Zoning/Use: R-1-7.5 / Residential

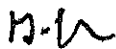
Legal: Variance 2210ZB182, by owner Dennis Barber, tax parcel 0811H-02-041.000, Variance for setback, 1507 Olive Ave, Zoned R-1-7.5 (Single-family), Ward 2

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 to allow for an 0-foot side yard setback where 25-feet is required in a R-1-7.5 (Single-family) zoning district for the construction of an enclosed patio. The applicant has an existing outdoor kitchen that was built when they purchased the home and the homeowners would like to enclose that particular area. The house is located on a corner lot, which warrants a 25-foot setback on a second frontage. Upon a site visit conducted by the staff, it was found that several homes in the immediate area have similar closed in areas. (See supporting images)

- (a) The applicant notes that they are requesting to erect an aluminum-framed patio with solar screen top. The home has an existing outside kitchen area that would be closed in, since the outside kitchen will now be closed in to serve as a patio as well, the structure must meet the required setbacks.
- (b) In the application, the applicant cites that the house was purchased with the outside kitchen, they express they would merely like to enclose that particular area.
- (c) The variance is requested in order to allow the newly enclosed area to encroach within the setback to allow a 0-foot setback. Upon a site visit, it was found that several houses have similar enclosed areas.
- (d) Upon research, it has been found that similar variances have been approved in this area.
- (e) This property is zoned R-1-7.5 (Single-family) district and a single-family use is allowed by right.

EXECUTIVE SUMMARY

Similar variances has been approved in the surrounding area. In addition, upon a site visit to the area it was found that there several houses had enclosed courtyards. Therefore, the structure would be in harmony with the existing neighborhood.

Any approval should consider these conditions:

- 1. All new construction shall comply with the International Residential Code.
- 2. Approval grants a variance of 25-feet to allow a 0-foot second frontage setback where 25-feet is required.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 10/6/2022.

Public Works: No conditions. Memo dated 10/3/2022.

Traffic and Safety: No conditions. Memo dated 10/3/2022.

Building Code Services: All new construction shall comply with the International Residential Code. Memo dated 10/10/2022.

GIS: No conditions. Memo dated 10/6/2022.



Technical Report

VARIANCE

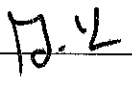
Police Department: No comment as of 10/13/2022

Fire Department: No conditions. Memo dated 10/3/2022.

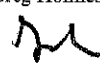
City Arborist: No conditions. Memo dated 9/30/2022.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department



1507 Olive
Google Maps 1104 E Beach Blvd

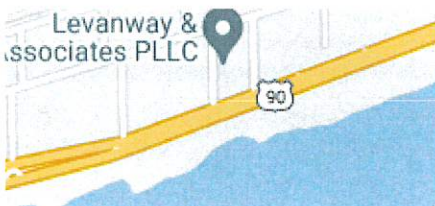


Image capture: May 2022 © 2022 Google

Gulfport, Mississippi

Google

Street View - May 2022



Google Maps 1599 Olive Ave

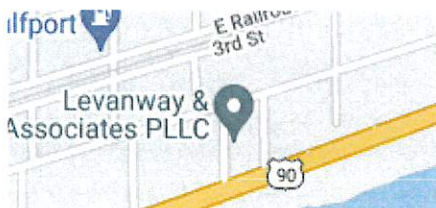


Image capture: Apr 2022 © 2022 Google

Gulfport, Mississippi

Google

Street View - Apr 2022



Google Maps 1528 Olive Ave



Image capture: Apr 2022 © 2022 Google

Gulfport, Mississippi

Google

Street View - Apr 2022



4" Insulated
Aluminum
Roof

10.5' 12'

3x3x.125

Screen

Screen

3x3x.125

Screen

Screen

Screen

Screen

Screen

Roof
Beam

HOUSE

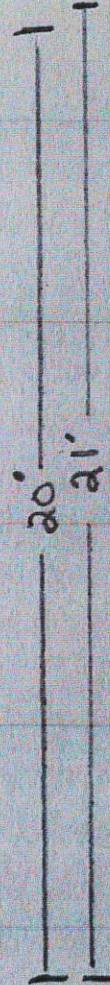
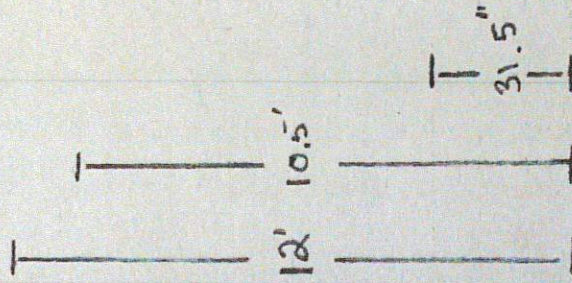
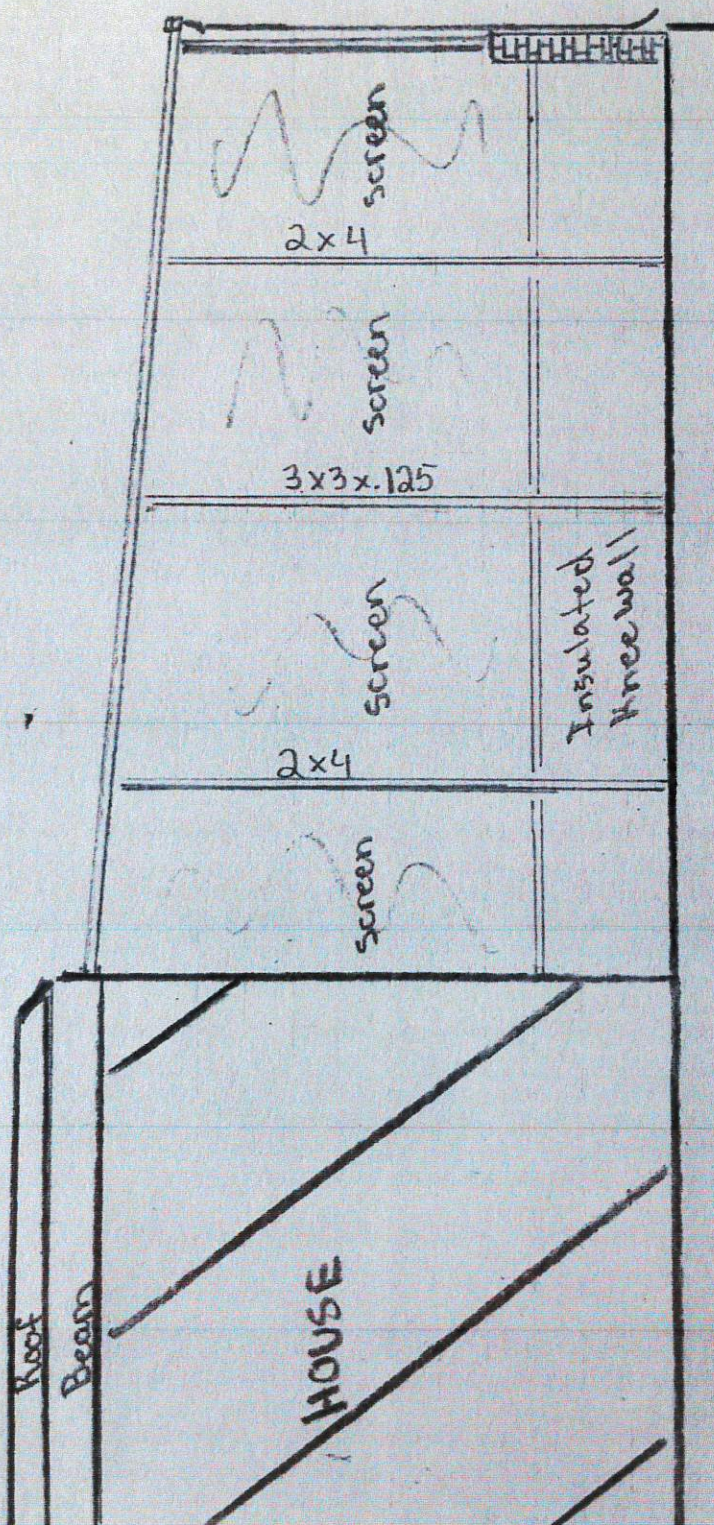
31.5" Height Insulated
Aluminum Inneelwall (3")

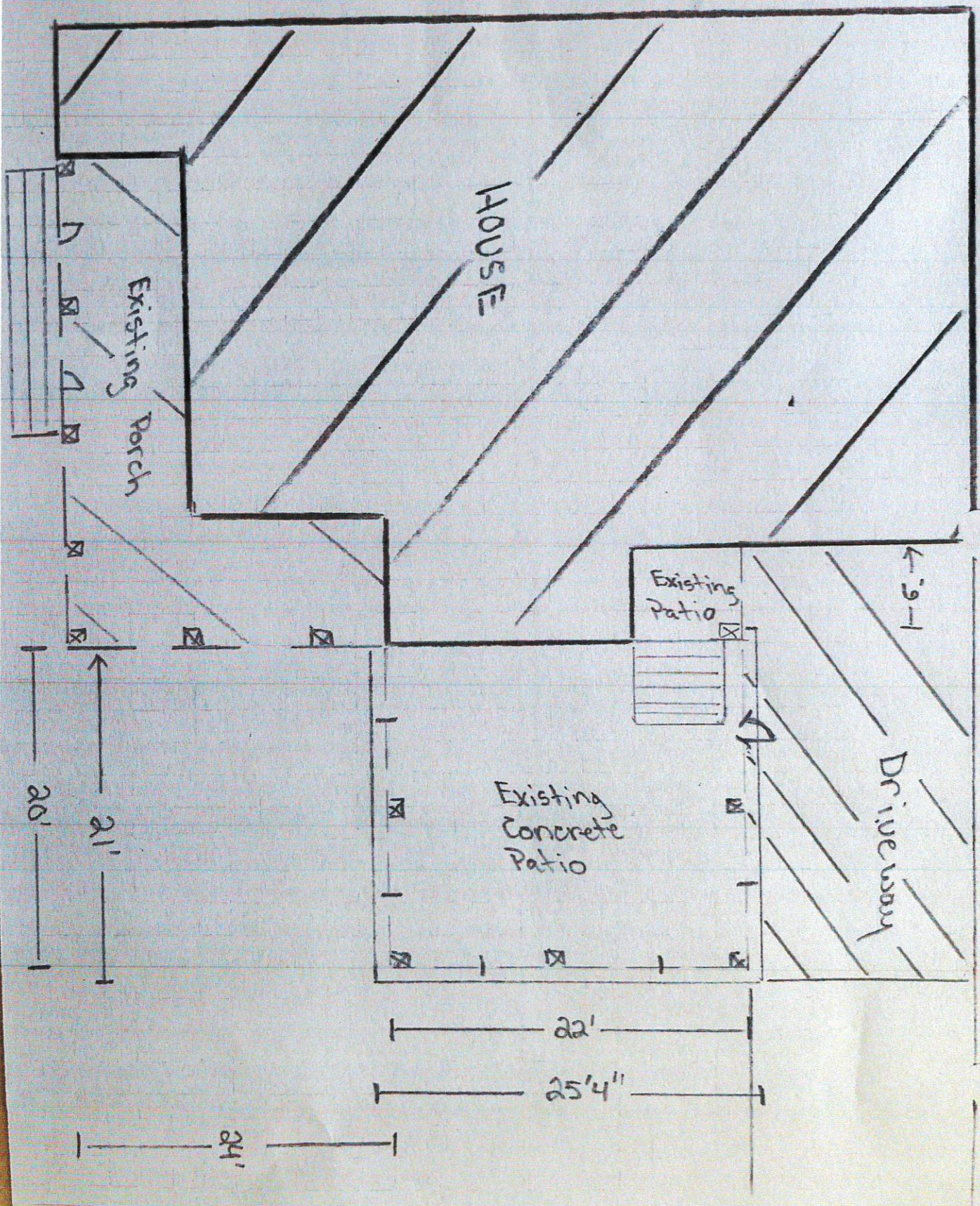
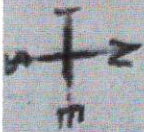
Existing
Brick Wall

10'

10'

21'





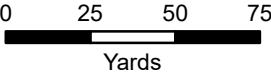


- Site
- US or State Highway
- Street
- Alley

- Parcels
- Buildings
- Water Features

- Zoning**
- R-1-7.5 - Single Family
 - Residence District (Low Density)
 - SB - Sand Beach
 - WF - Water Front

Site Information
0811H-02-041.000
Zoning: R-1-7.5 (Single-family Residence)
Size: 11,640 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.

\$75.00



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

For Staff Use Only

Case File #: 22102B182Date Received: 8/26/22

Receipt #: _____

Received By: _____

Zoning: R-1-7.5Ward: 2 Flood: AESize: 11,640 sqft.

(If necessary, use separate sheet of paper)

TAX PARCEL # See Attached

0	8	1	1	H	-	0	2	-	0	4	1	.	0	0	0
					-			-				.			
					-			-				.			

Address of Property Involved: 1507 Olive Ave, Gulfport, MS 39501
See Attached
 Lot(s) _____, Block(s) _____, Subdivision _____

General Location: _____

GENERAL DESCRIPTION OF REQUEST:

Variance proposed: zero set back off of Olive
Avenue Sidewalk (Brick fence is currently there now)

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

Dennis N Barber
 Printed Name Of Owner

PO Box 803
 Mailing Address

Gulfport MS 39502
 City State Zip code

228 6129 - 8021
 Home Phone Work/Cell Phone

Home Phone Work/Cell Phone

jenkins08@bellsouth.net
 Email

[Signature]
 Signature Of Owner

Printed Name Of Agent

Mailing Address

City State Zip code

Home Phone Work/Cell Phone

Email

Signature Of Agent

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



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



Covenant Affidavit

DENNIS N. BARBER

PRINT NAME

, being owner or agent of the property

1507 OLIVE AVE
GPORT MS 39501

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.

Dennis N. Barber

Signature

8-26-2022

Date

CITY OF GULFPORT
STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 26th day of August, 20 22

[Signature]

Notary Public



Commission Expiration

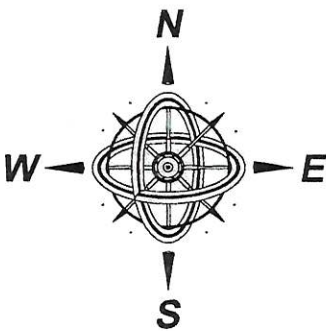
- ① Narrow lot / Corner lot / owner already has a outdoor kitchen that exist. Requesting to erect a aluminum framed w/ solar screen top to prevent any further skin cancer to owners wanting to sit outside & enjoy there view.
- ② Purchase the property is its current condition.
- ③ Several Adjacent properties in 2nd St. / East Beach Blvd have roofs / patio's / porch's run to chain wall.
- ④ Owners want to be able to sit out under solar screen & enjoy the view, Cruising the Coast, etc.... Cook w/ guest on outdoor patio. Weather wouldnt be so impactful to event.
- ⑤ Most All neighbors have 8' fences, patio's, porch's up to set back. A chain wall / bulkhead has been on this property over 80 years.

SITE PLAN

MINIMUM BUILDING SETBACKS:

THIS PARCEL OF LAND IS LOCATED IN A ZONE R-1-7.5, SINGLE FAMILY RESIDENCE DISTRICT AS PER CITY OF GULFPORT ONLINE ATLAS.

FRONT YARD - 25 FEET
SIDE YARD - 8 FEET
REAR YARD - 8 FEET



LEGEND:

- IRON ROD FOUND
- IRON PIPE FOUND
- IRON ROD SET
- SPIKE FOUND
- SPIKE SET
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- LIGHTARD KNOT FOUND
- APS --- AS PER SURVEY
- APR --- AS PER RECORD
- APP --- AS PER PLAT
- IRF --- IRON ROD FOUND
- IRS --- IRON ROD SET

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN THE FIRM ZONE "AE"-BFE=18, "AE"-BFE=19 AND "VE"-BFE=21 ACCORDING TO MAP NUMBER 28047C0377G, DATED JUNE 16, 2009. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

SCALE 1" = 30'
REFERENCE: GRID NORTH
BY GPS OBSERVATION
(DATUM=NAD 83)

REFERENCE MATERIALS:

- 1.) DEED BOOK 926, PAGE 184
- 2.) RECORDED PLAT OF LAWLER AND PARKERS RESURVEY OF EAST GULFPORT, PLAT BOOK 8, PAGE 2
- 3.) GULFPORT ONLINE ATLAS
- 4.) HARRISON COUNTY TAX MAPS

NOTE:

PROPERTY IS SERVICED BY CITY OF GULFPORT WATER AND SEWER AT THIS TIME.

NOTES:

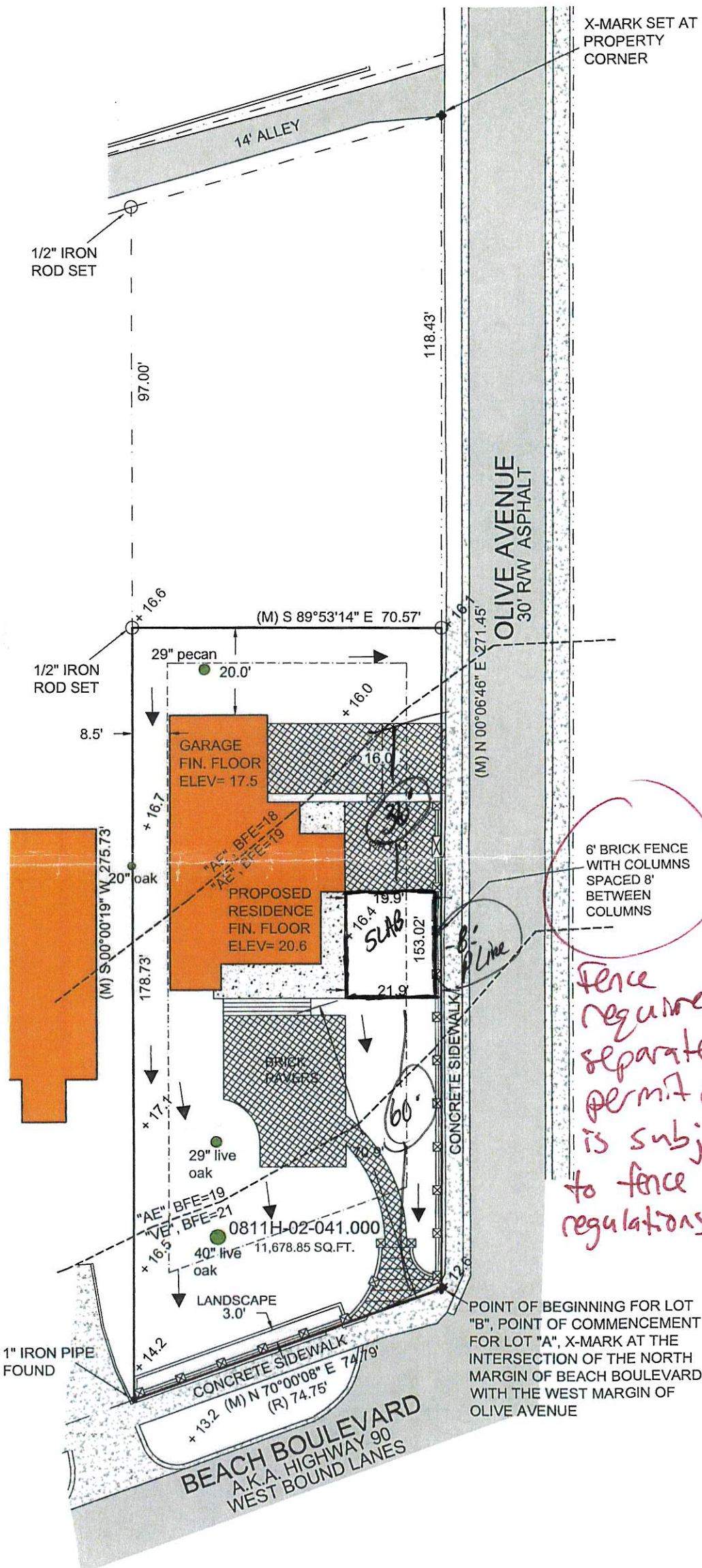
- 1.) FIELD SURVEY PERFORMED WITH A TOPCON GR5 GPS RECIEVER.
- 2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY GPS OBSERVATION UTILIZING THE EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPC (2301 MS E).
- 3.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-6477.
- 4.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.

CLIENT: ELLIOTT HOMES, LLC
DATE OF FIELD SURVEY:
3/30/2017
DRAWN BY: CAC
JOB NUMBER: 15273 CORNER

PREPARED BY:

CLIFFORD A. CROSBY, PLS

716 LIVE OAK DRIVE
BILOXI, MS 39532 PHONE: 228-234-1649



GPS OBSERVATION NOTE

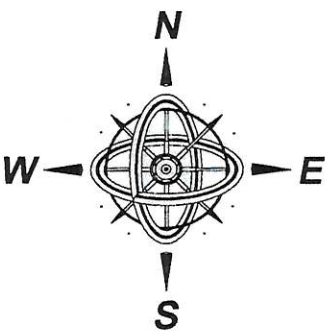
DATE OF FIELD WORK: 3/30/2017
TOPCON GR-5 RECIEVER WAS USED FOR GPS OBSERVATION, UTILIZING THE EARL DUDLEY, INC. REAL-TIME NETWORK

SITE PLAN

MINIMUM BUILDING SETBACKS:

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FRONT YARD - 25 FEET
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- IRON ROD FOUND
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- SPIKE FOUND
- SPIKE SET
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BY GPS OBSERVATION
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NOTE:

PROPERTY IS SERVICED BY CITY OF GULFPORT WATER AND SEWER AT THIS TIME.

NOTES:

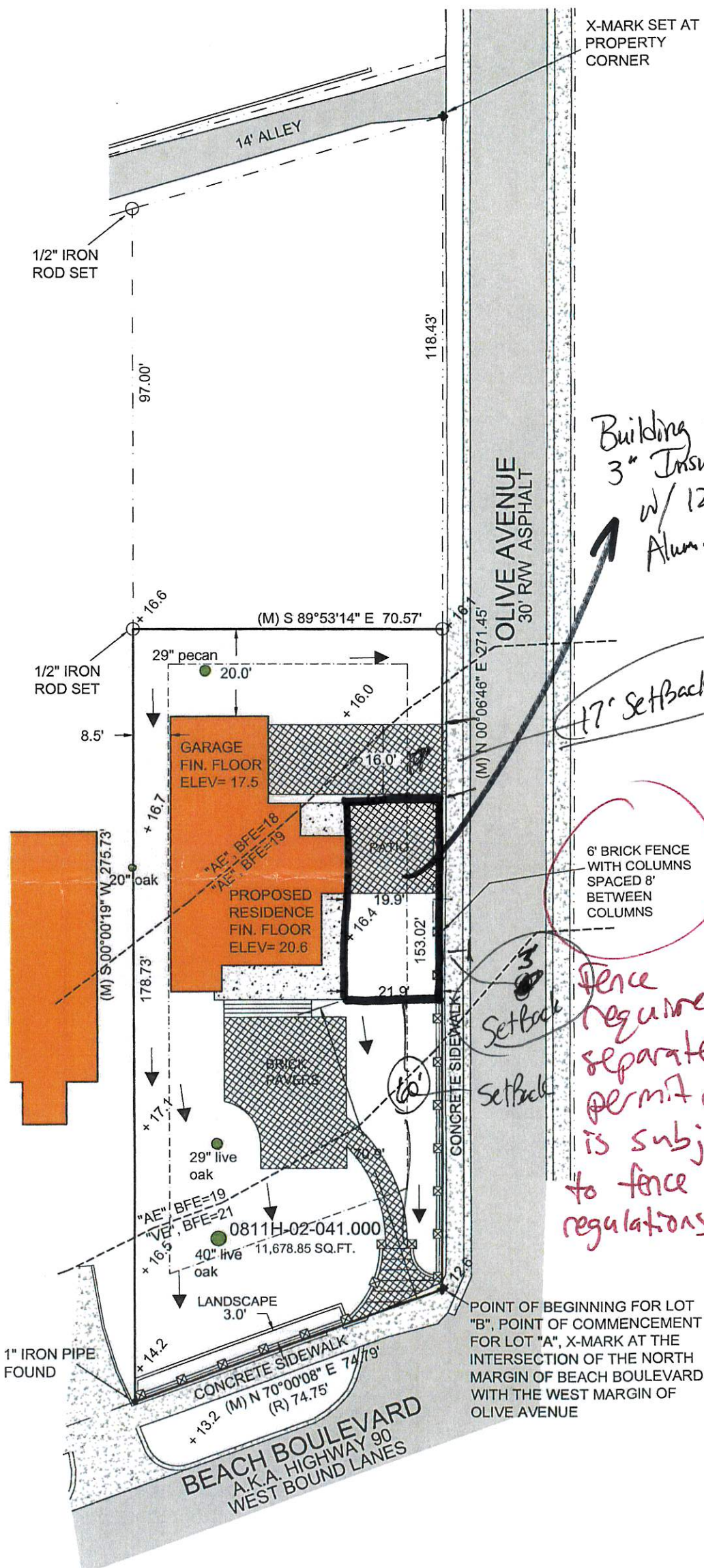
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- 2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY GPS OBSERVATION UTILIZING THE EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPC (2301 MS E).
- 3.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-6477.
- 4.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.

CLIENT: ELLIOTT HOMES, LLC
DATE OF FIELD SURVEY:
3/30/2017
DRAWN BY: CAC
JOB NUMBER: 15273 CORNER

PREPARED BY:

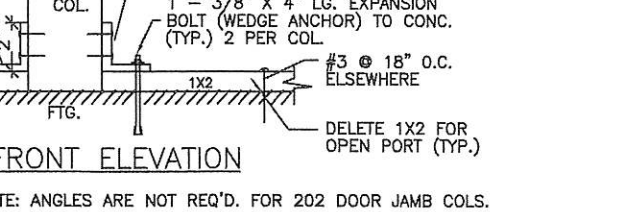
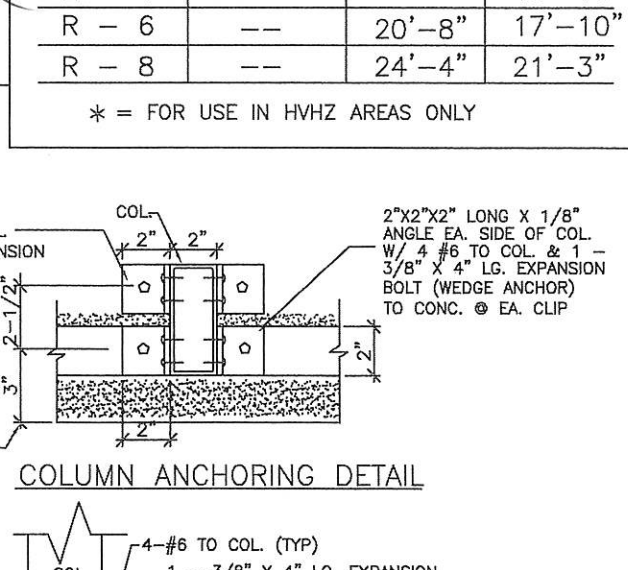
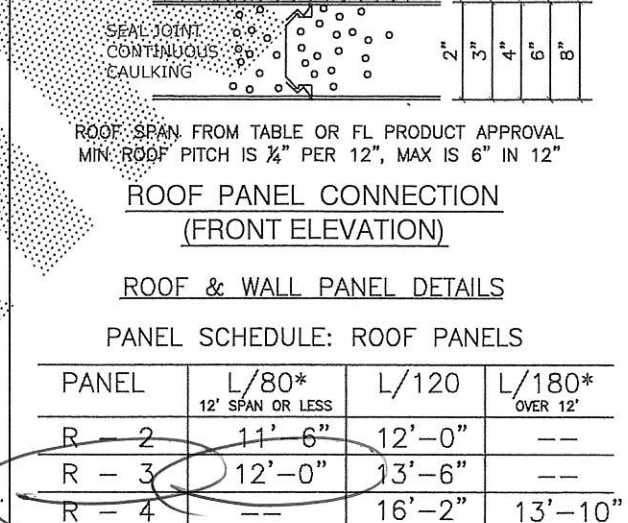
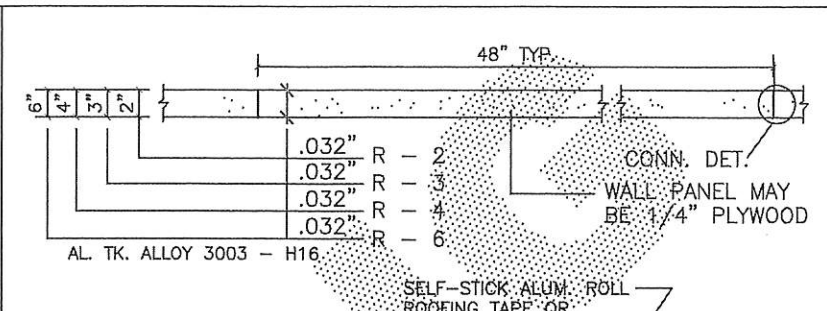
CLIFFORD A. CROSBY, PLS

716 LIVE OAK DRIVE
BILOXI, MS 39532 PHONE: 228-234-1649



GPS OBSERVATION NOTE

DATE OF FIELD WORK: 3/30/2017
TOPCON GR-5 RECIEVER WAS USED FOR GPS OBSERVATION, UTILIZING THE EARL DUDLEY, INC. REAL-TIME NETWORK



JOIN TO THE CONCRETE TO BE 2"x2"x1/8"x2"
CLIP - MIN. TWO ANCHORS PER COLUMN IN ALL CASES.
EXPANSION TYPE. (SEE ANGLE TO CONC. DETAIL)
KWIK BOLT II[®] SYSTEM OR EQUAL.

LIEU OF 3/8" EXPANSION BOLT
TIONAL REQUIREMENTS



ENGINEERING BUSINESS CA 00009677

TARNOWSKI
ENGINEERING

CIVIL & STRUCTURAL ENGINEERING

7360 N.W. 5th Street Phone (954) 727 - 2027
Plantation, FL 33317 Fax (954) 727 - 9644

ALL CALCULATIONS ARE BASED ON THE FOLLOWING CRITERIA:

- FOR SCREENING WITH 18X14X.013" MESH
SPANS ARE BASED ON LOADS FROM FBC TABLE 2002.4
LOADS ARE APPLIED SIMULTANEOUSLY TO WALL & ROOF
- 30 PSF ROOF LOAD, 19 PSF WALL LOAD
- WIND LOAD = 160 M.P.H. / EXPOSURE B / CATEGORY II
- DESIGN MEETS L/120 DEFLECTION REQUIREMENTS

CHAIR RAIL SCHEDULE

MAXIMUM RAIL SPAN					
RAIL	4.0'	5.0'	6.0'	7.0'	8.0'
202	5.6	5.9	5.4	5.0	4.7
2X3X050	9.8	8.7	8.0	7.4	6.9
2X3X060	11.0	10.2	9.4	8.7	8.1
2X4X050	11.0	10.4	9.5	8.8	8.2
2X5X050	11.0	11.0	10.8	10.0	9.4

*LOAD FACTOR = 1/2 THE DISTANCE TO CHAIR RAIL OR GROUND
BELOW + 1/2 THE DISTANCE TO CHAIR RAIL OR BEAM ABOVE

COLUMN SCHEDULES WITH SOLID ALUMINUM ROOF (OPEN WALLS)

COLUMN TYPE: 3X3X.090																			
LOADING = 33 PSF AREA = 1.08 K = 1.5 I = 1.52																			
COL SPACING	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	BEAM LOAD FACTOR*	
4	21.3	19.1	17.4	16.1	15.1	14.2	13.5	12.9	12.3	11.8	11.4	11.0	10.7	10.3	10.1	9.8	9.5	COLUMN HEIGHT	
5	19.1	17.1	15.6	14.4	13.5	12.7	12.1	11.5	11.0	10.6	10.2	9.8	9.5	9.2	9.0	8.7	8.5		
6	17.4	15.6	14.2	13.2	12.3	11.6	11.0	10.5	10.1	9.7	9.3	9.0	8.7	8.4	8.2	8.0	7.8		
7	16.1	14.4	13.2	12.2	11.4	10.7	10.2	9.7	9.3	8.9	8.6	8.3	8.1	7.8	7.6	7.4	7.2		
8	15.1	13.5	12.3	11.4	10.7	10.1	9.5	9.1	8.7	8.4	8.1	7.8	7.5	7.3	7.1	6.9	6.7		
9	14.2	12.7	11.6	10.7	10.1	9.5	9.0	8.6	8.2	7.9	7.6	7.3	7.1	6.9	6.7	6.5	6.4		
10	13.5	12.1	11.0	10.2	9.5	9.0	8.5	8.1	7.8	7.5	7.2	7.0	6.7	6.5	6.4	6.2	6.0		
11	12.9	11.5	10.5	9.7	9.1	8.6	8.1	7.8	7.4	7.1	6.9	6.6	6.4	6.2	6.1	5.9	5.7		
12	12.3	11.0	10.1	9.3	8.7	8.2	7.8	7.4	7.1	6.8	6.6	6.4	6.2	6.0	5.8	5.6	5.5		
14	11.4	10.2	9.3	8.6	8.1	7.6	7.2	6.9	6.6	6.3	6.1	5.9	5.7	5.5	5.4	5.2	5.1		
16	10.7	9.5	8.7	8.1	7.5	7.1	6.7	6.4	6.2	5.9	5.7	5.5	5.3	5.2	5.0	4.9	4.8		
18	10.1	9.0	8.2	7.6	7.1	6.7	6.4	6.1	5.8	5.6	5.4	5.2	5.0	4.9	4.7	4.6	4.5		
20	9.5	8.5	7.8	7.2	6.7	6.4	6.0	5.7	5.5	5.3	5.1	4.9	4.8	4.6	4.5	4.4	4.3		

TABLE GIVES MAX. COLUMN HEIGHT FOR GIVEN COLUMN SPACING AND BEAM LOAD

*BEAM LOAD FACTOR = THE SUM OF 1/2 THE SPAN OF THE LONGEST MEMBER ATTACHED TO EACH SIDE OF THE CARRY BEAM.

COLUMN SCHEDULES WITH SOLID ALUMINUM ROOF (OPEN WALLS)

COLUMN TYPE: 4X4X.090																			
LOADING = 33 PSF AREA = 1.45 K = 1.5 I = 3.75																			
COL SPACING	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	BEAM LOAD FACTOR*	
4	33.2	29.7	27.1	25.1	23.5	22.1	21.0	20.0	19.2	18.4	17.8	17.1	16.6	16.1	15.7	15.2	14.9	COLUMN HEIGHT	
5	29.7	26.6	24.3	22.5	21.0	19.8	18.8	17.9	17.1	16.5	15.9	15.3	14.9	14.4	14.0	13.6	13.3		
6	27.1	24.3	22.1	20.5	19.2	18.1	17.1	16.4	15.7	15.0	14.5	14.0	13.6	13.2	12.8	12.4	12.1		
7	25.1	22.5	20.5	19.0	17.8	16.7	15.9	15.1	14.5	13.9	13.4	13.0	12.6	12.2	11.8	11.5	11.2		
8	23.5	21.0	19.2	17.8	16.6	15.7	14.9	14.2	13.6	13.0	12.6	12.1	11.7	11.4	11.1	10.8	10.5		
9	22.1	19.8	18.1	16.7	15.7	14.8	14.0	13.4	12.8	12.3	11.8	11.4	11.1	10.7	10.4	10.2	9.9		
10	21.0	18.8	17.1	15.9	14.9	14.0	13.3	12.7	12.1	11.7	11.2	10.8	10.5	10.2	9.9	9.6	9.4		
11	20.0	17.9	16.4	15.1	14.2	13.4	12.7	12.1	11.6	11.1	10.7	10.3	10.0	9.7	9.4	9.2	9.0		
12	19.2	17.1	15.7	14.5	13.6	12.8	12.1	11.6	11.1	10.6	10.2	9.9	9.6	9.3	9.0	8.8	8.6		
14	17.8	15.9	14.5	13.4	12.6	11.8	11.2	10.7	10.2	9.8	9.5	9.2	8.9	8.6	8.4	8.1	7.9		
16	16.6	14.9	13.6	12.6	11.7	11.1	10.5	10.0	9.6	9.2	8.9	8.6	8.3	8.1	7.8	7.6	7.4		
18	15.7	14.0	12.8	11.8	11.1	10.4	9.9	9.4	9.0	8.7	8.4	8.1	7.8	7.6	7.4	7.2	7.0		
20	14.9	13.3	12.1	11.2	10.5	9.9	9.4	9.0	8.6	8.2	7.9	7.7	7.4	7.2	7.0	6.8	6.6		

TABLE GIVES MAX. COLUMN HEIGHT FOR GIVEN COLUMN SPACING AND BEAM LOAD

*BEAM LOAD FACTOR = THE SUM OF 1/2 THE SPAN OF THE LONGEST MEMBER ATTACHED TO EACH SIDE OF THE CARRY BEAM.

COLUMN SCHEDULES WITH SOLID ALUMINUM ROOF (SCREEN WALLS)

MAXIMUM COLUMN HEIGHT W/10' ALUMINUM ROOF										MAXIMUM COLUMN HEIGHT W/20' ALUMINUM ROOF									
COLUMN	4.0'	4.5'	5.0'	5.5'	6.0'	6.5'	7.0'	7.5'	8.0'	COLUMN	4.0'	4.5'	5.0'	5.5'	6.0'	6.5'	7.0'	7.5'	8.0'
2X3X060	7.6	7.3	7.0	6.8	6.6	6.5	6.3	6.2	6.0	2X3X060	7.5	7.1	6.7	6.4	6.2	5.9	5.7	5.4	5.1
3X3X090	9.5	9.1	8.8	8.6	8.3	8.1	7.9	7.7	7.5	3X3X090	9.5	9.1	8.8	8.5	8.3	8.1	7.9	7.6	7.4
3X3X125	10.5	10.1	9.7	9.4	9.2	8.9	8.7	8.5	8.3	3X3X125	10.5	10.1	9.7	9.4	9.2	8.9	8.7	8.5	8.3
4X4X090	12.8	12.3	11.9	11.5	11.2	10.9	10.6	10.4	10.1	4X4X090	12.8	12.3	11.9	11.5	11.2	10.9	10.5	10.1	9.8
4X4X125	14.2	13.6	13.1	12.7	12.4	12.0	11.7	11.5	11.2	4X4X125	14.2	13.6	13.1	12.7	12.4	12.0	11.7	11.5	11.2
4LB	8.6	8.1	7.6	7.2	6.9	6.6	6.3	6.1	5.8	4LB	8.3	7.7	7.1	6.6	6.1	5.7	5.3	4.9	4.1
5LB	11.0	10.4	9.8	9.3	8.9	8.5	8.2	7.8	7.6	5LB	10.7	10.0	9.4	8.9	8.4	8.0	7.6	7.2	6.8
6LB	12.0	11.2	10.6	10.1	9.6	9.2	8.9	8.5	8.2	6LB	11.6	10.9	10.3	9.7	9.2	8.8	8.4	7.9	7.5
7LB	13.7	12.8	12.2	11.6	11.1	10.6	10.2	9.8	9.5	7LB	13.4	12.5	11.8	11.2	10.6	10.1	9.7	9.3	8.9
8LB	22.2	21.4	20.6	20.0	19.4	18.9	18.4	18.0	17.6	8LB	22.2	21.4	20.6	20.0	19.4	18.9	18.4	17.8	17.2
9LB	24.4	23.5	22.6	21.9	21.3	20.6	19.8	19.1	18.5	9LB	24.4	23.5	22.6	21.8	20.9	20.1	19.3	18.7	18.0
9LBH	26.4	25.3	24.5	23.7	23.0	22.4	21.9	21.4	20.9	9LBH	26.4	25.3	24.5	23.7	23.0	22.4	21.9	21.4	20.9
10LB	30.4	29.3	28.2	27.4	26.6	25.9	25.2	24.7	24.1	10LB	30.4	29.3	28.2	27.4	26.6	25.9	25.2	24.7	24.1

TABLE GIVES MAX. COLUMN HEIGHT FOR GIVEN COLUMN SPACING AND BEAM LOAD
FOR LONGER SPANS SEE SITE SPECIFIC ENGINEERING.

NOTE: THIS TABLE APPLIES TO BOTH BEARING AND NON BEARING
WALLS FOR HORIZONTAL WIND LOADS CONTROL IN DESIGN.

2X4X.050 MAY BE USED IN LIEU OF 4LB, 2X5X.050 MAY BE USED IN LIEU OF 5LB.

CARRY BEAM SCHEDULE FOR SOLID ALUMINUM ROOFS
(OPEN WALLS)

MAXIMUM BEAM SPAN													BEAM LOAD FACTOR*
BEAM	4'	5'	6'	7'	8'	9'	10'	12'	14'	16'	18'	20'	
2X4X125	10.3	9.6	9.0	8.6	8.2	7.9	7.6	7.1	6.8	6.5	6.1	5.8	BEAM LENGTH B/T COLUMNS
2X5X125	12.4	11.5	10.9	10.3	9.9	9.5	9.1	8.6	8.2	7.6	7.2	6.8	
4LB	8.9	8.3	7.8	7.4	7.1	6.8	6.5	6.0	5.5	5.2	4.9	4.6	
5LB	11.1	10.3	9.7	9.2	8.8	8.4	8.0	7.3	6.8	6.3	6.0	5.6	
6LB	12.9	11.9	11.2	10.7	10.2	9.6	9.1	8.3	7.7	7.2	6.8	6.4	
7LB	14.7	13.6	12.8	12.1	11.3	10.7	10.1	9.2	8.6	8.0	7.5	7.1	
8LB	19.1	17.7	16.7	15.8	15.1	14.5	14.0	12.8	11.9	11.1	10.5	9.9	
9LB	21.0	19.4	18.3	17.4	16.6	16.0	15.2	13.9	12.8	12.0	11.3	10.7	
9LBH	22.6	21.0	19.8	18.8	18.0	17.3	16.7	15.5	14.3	13.4	12.6	12.0	
10LB	26.1	24.3	22.8	21.7	20.7	19.9	19.2	18.1	16.7	15.6	14.7	14.0	

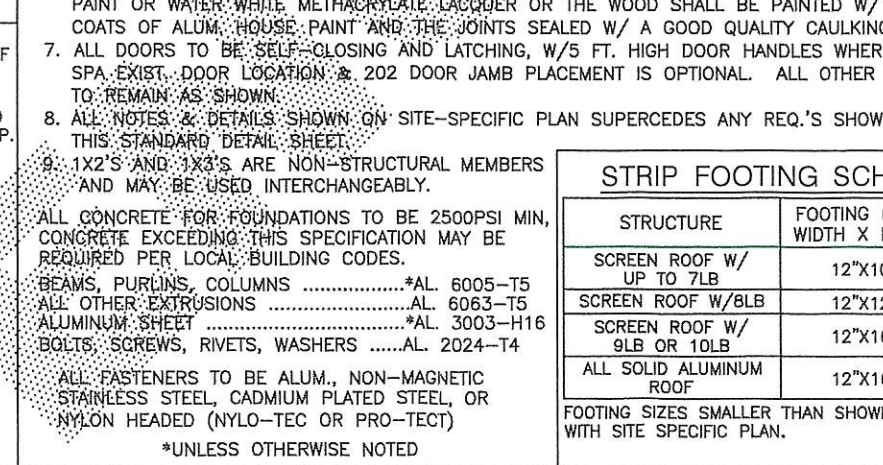
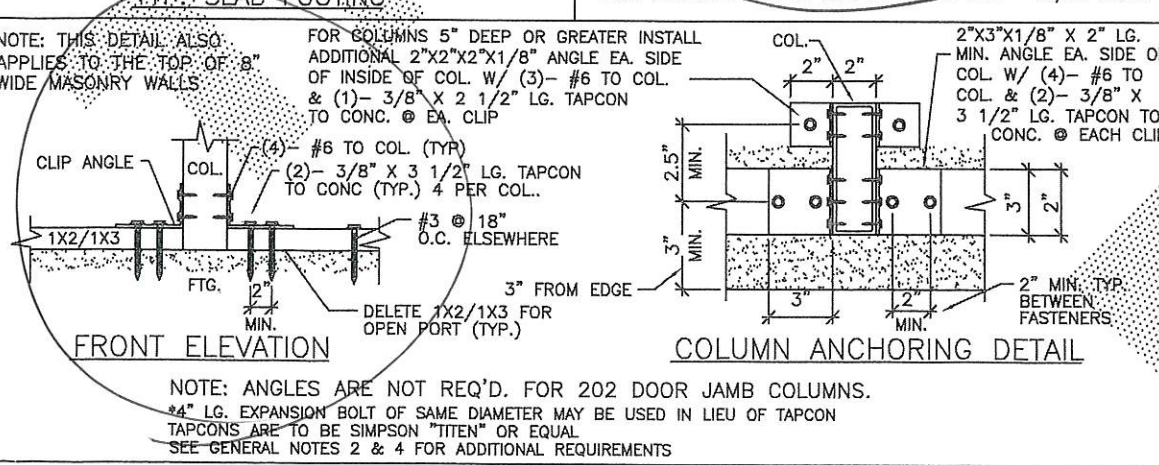
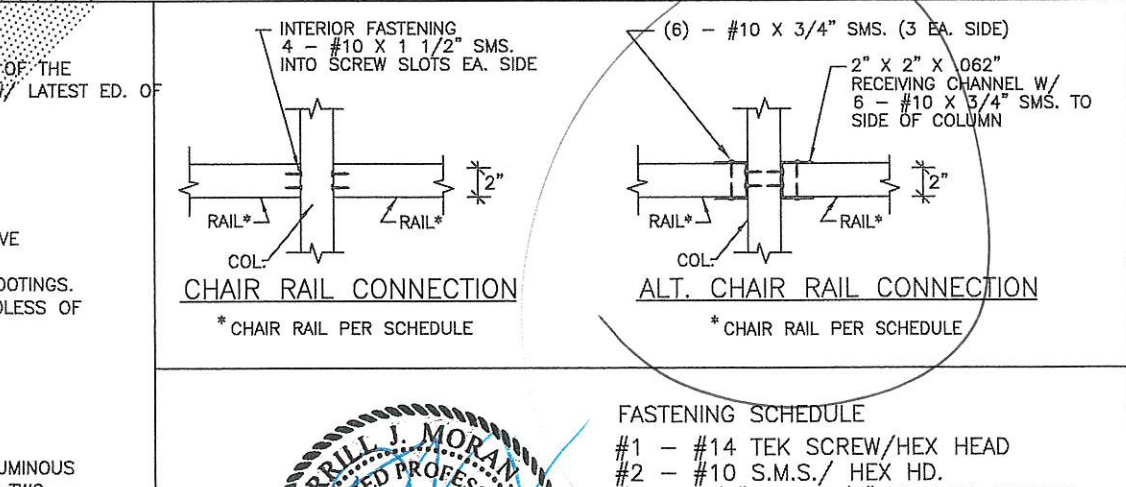
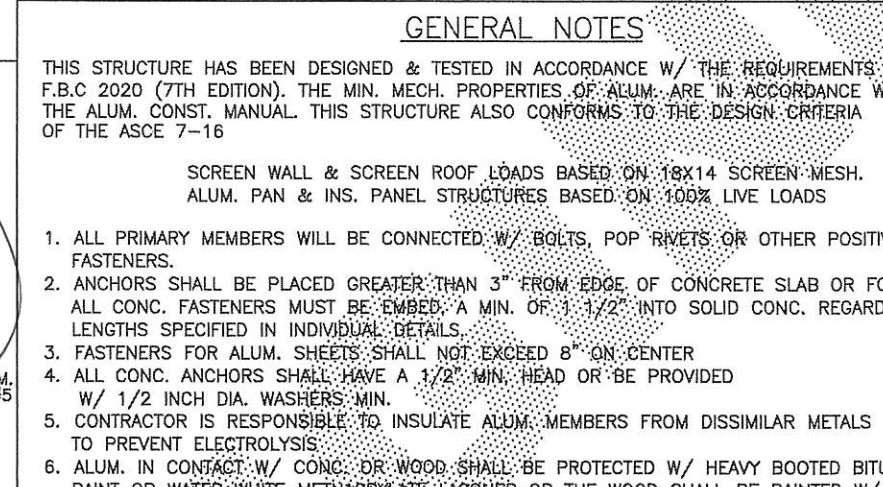
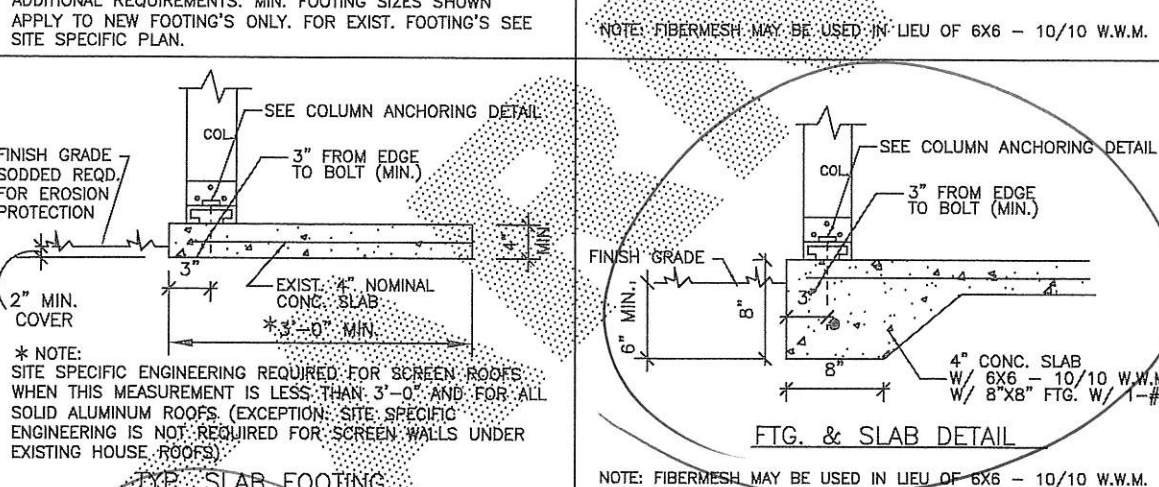
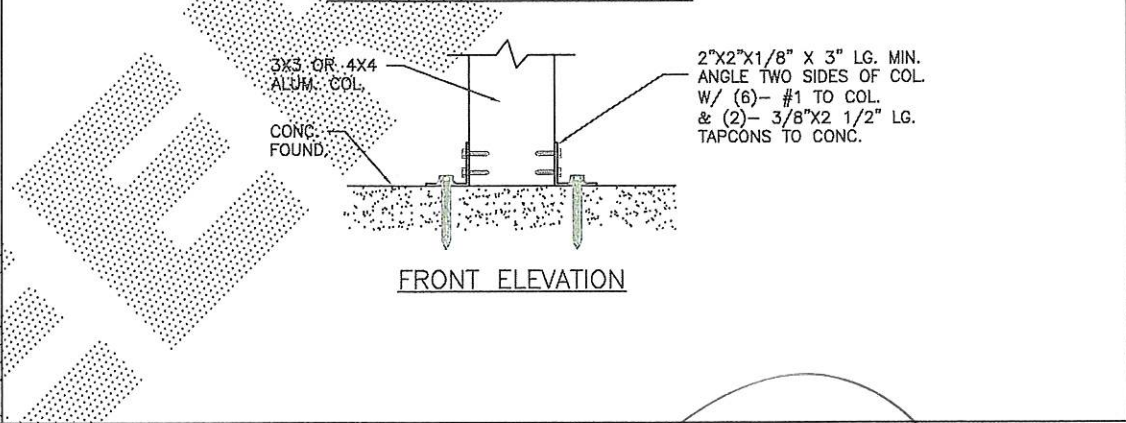
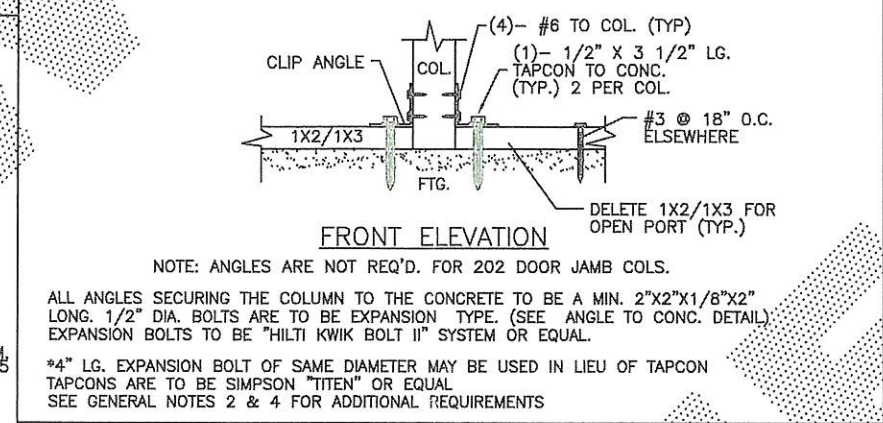
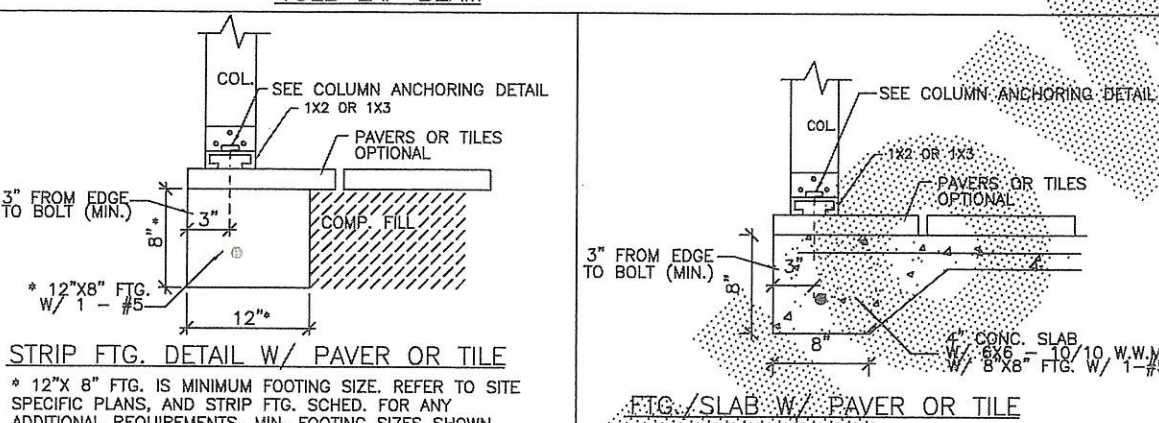
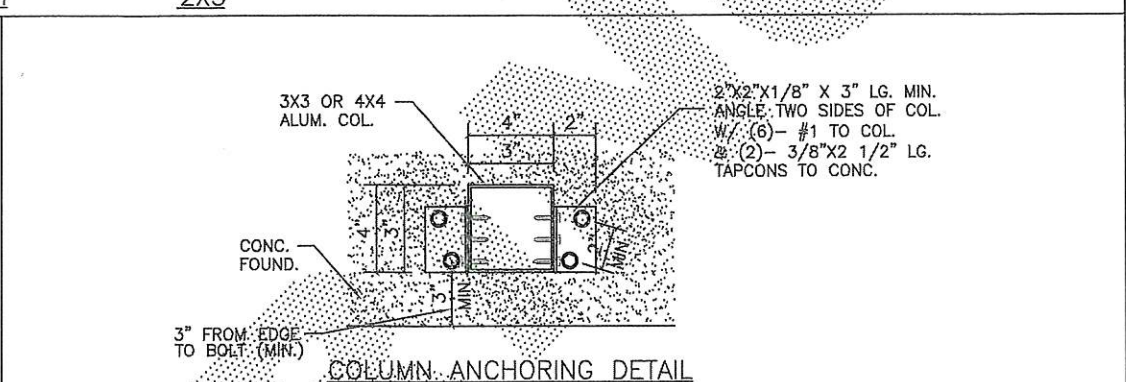
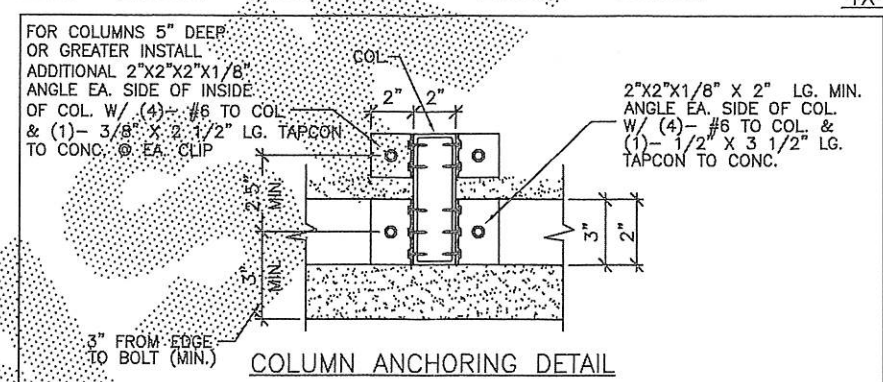
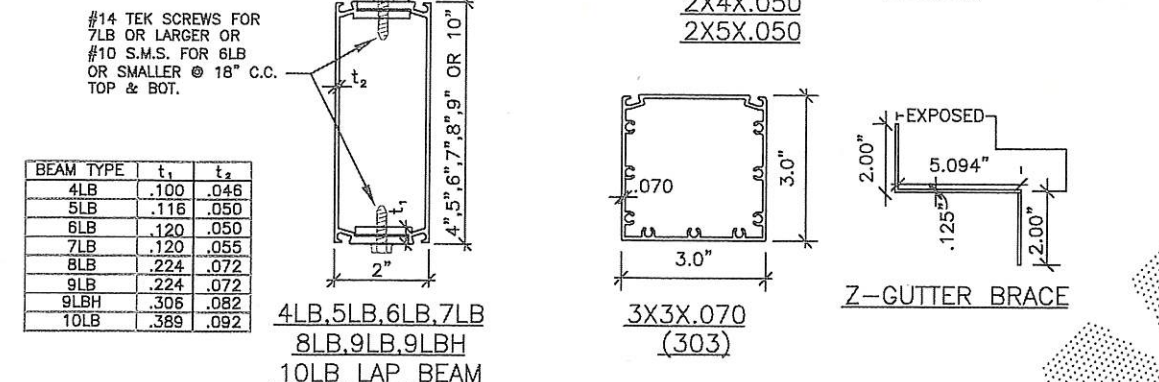
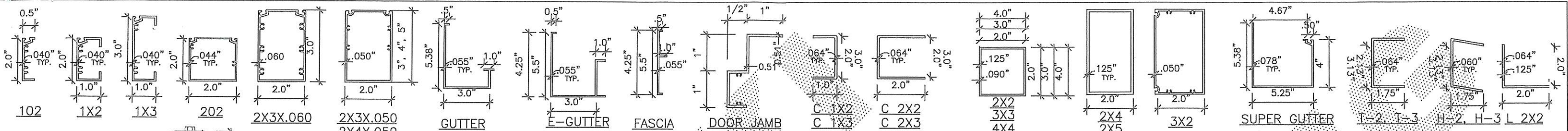
TABLE GIVES MAX. BEAM SPAN FOR GIVEN BEAM LOAD

*BEAM LOAD FACTOR = THE SUM OF 1/2 THE SPAN OF THE LONGEST MEMBER ATTACHED TO EACH SIDE OF THE CARRY BEAM.

2X4X.050 MAY BE USED IN LIEU OF 4LB, 2X5X.050 MAY BE USED IN LIEU OF 5LB.

CARRY BEAM SCHEDULE FOR SOLID ALUMINUM ROOFS
(SCREEN WALLS)

WITH ROOF UP TO 10'						WITH ROOF UP TO 20'						BEAM LOAD FACTOR*
RAIL	4.0'	5.0'	6.0'	7.0'	8.0'	RAIL	4.0'	5.0'	6.0'	7.0'	8.0'	
3X2X050	5.1	5.0	4.9	4.8	4.7	3X2X050	3.9	3.9	3.8	3.8	3.7	BEAM LENGTH B/T COLUMNS
2X3X097	6.6	6.6	6.6	6.5	6.3	2X3X097	5.3	5.2	5.2	5.1	5.0	
2X4X050	6.1	6.0	5.8	5.7	5.6	2X4X050	4.7	4.7	4.6	4.5	4.5	
2X4X125	8.0	8.0	8.0	8.0	8.0	2X4X125	7.3	7.2	7.0	6.9	6.8	
2X5X050	7.1	6.9	6.7	6.6	6.4	2X5X050	5.5	5.5	5.4	5.3	5.2	
2X5X125	8.0	8.0	8.0	8.0	8.0	2X5X125	8.0	8.0	8.0	8.0	8.0	



GENERAL NOTES

THIS STRUCTURE HAS BEEN DESIGNED & TESTED IN ACCORDANCE W/ THE REQUIREMENTS OF THE F.B.C 2020 (7TH EDITION). THE MIN. MECH. PROPERTIES OF ALUM. ARE IN ACCORDANCE W/ LATEST ED. OF THE ALUM. CONST. MANUAL. THIS STRUCTURE ALSO CONFORMS TO THE DESIGN CRITERIA OF THE ASCE 7-16

SCREEN WALL & SCREEN ROOF LOADS BASED ON 18X14 SCREEN MESH. ALUM. PAN & INS. PANEL STRUCTURES BASED ON 100% LIVE LOADS

- ALL PRIMARY MEMBERS WILL BE CONNECTED W/ BOLTS, POP RIVETS OR OTHER POSITIVE FASTENERS.
- ANCHORS SHALL BE PLACED GREATER THAN 3" FROM EDGE OF CONCRETE SLAB OR FOOTINGS. ALL CONC. FASTENERS MUST BE EMBED A MIN. OF 1 1/2" INTO SOLID CONC. REGARDLESS OF LENGTHS SPECIFIED IN INDIVIDUAL DETAILS.
- FASTENERS FOR ALUM. SHEETS SHALL NOT EXCEED 8" ON CENTER
- ALL CONC. ANCHORS SHALL HAVE A 1/2" MIN. HEAD OR BE PROVIDED W/ 1/2 INCH DIA. WASHERS MIN.
- CONTRACTOR IS RESPONSIBLE TO INSULATE ALUM. MEMBERS FROM DISSIMILAR METALS TO PREVENT ELECTROLYSIS.
- ALUM. IN CONTACT W/ CONC. OR WOOD SHALL BE PROTECTED W/ HEAVY BOOTED BITUMINOUS PAINT OR WATER WHITE METHACRYLATE LACQUER OR THE WOOD SHALL BE PAINTED W/ TWO COATS OF ALUM. HOUSE PAINT AND THE JOINTS SEALED W/ A GOOD QUALITY CAULKING.
- ALL DOORS TO BE SELF-CLOSING AND LATCHING, W/ 5 FT. HIGH DOOR HANDLES WHERE POOL OR SPA EXIST. DOOR LOCATION & 202 DOOR JAMB PLACEMENT IS OPTIONAL. ALL OTHER COLUMNS TO REMAIN AS SHOWN.
- ALL NOTES & DETAILS SHOWN ON SITE-SPECIFIC PLAN SUPERCEDES ANY REQ.'S SHOWN ON THIS STANDARD DETAIL SHEET.
- 1X2'S AND 1X3'S ARE NON-STRUCTURAL MEMBERS AND MAY BE USED INTERCHANGEABLY.

ALL CONCRETE FOR FOUNDATIONS TO BE 2500PSI MIN, CONCRETE EXCEEDING THIS SPECIFICATION MAY BE REQUIRED PER LOCAL BUILDING CODES.

BEAMS, PURLINS, COLUMNS*AL. 6005-T5
ALL OTHER EXTRUSIONS*AL. 6063-T5
ALUMINUM SHEET*AL. 3003-H16
BOLTS, SCREWS, RIVETS, WASHERS*AL. 2024-T4

ALL FASTENERS TO BE ALUM., NON-MAGNETIC STAINLESS STEEL, CADMIUM PLATED STEEL, OR NYLON HEADED (NYLO-TEC OR PRO-TEC)
*UNLESS OTHERWISE NOTED

STRIP FOOTING SCHEDULE

STRUCTURE	FOOTING (MIN.) WIDTH X DEPTH	REBAR
SCREEN ROOF W/ UP TO 7LB	12"x10"	2-#5
SCREEN ROOF W/8LB	12"x12"	2-#5
SCREEN ROOF W/ 9LB OR 10LB	12"x16"	2-#5
ALL SOLID ALUMINUM ROOF	12"x16"	2-#5

FOOTING SIZES SMALLER THAN SHOWN MAY BE USED WITH SITE SPECIFIC PLAN.

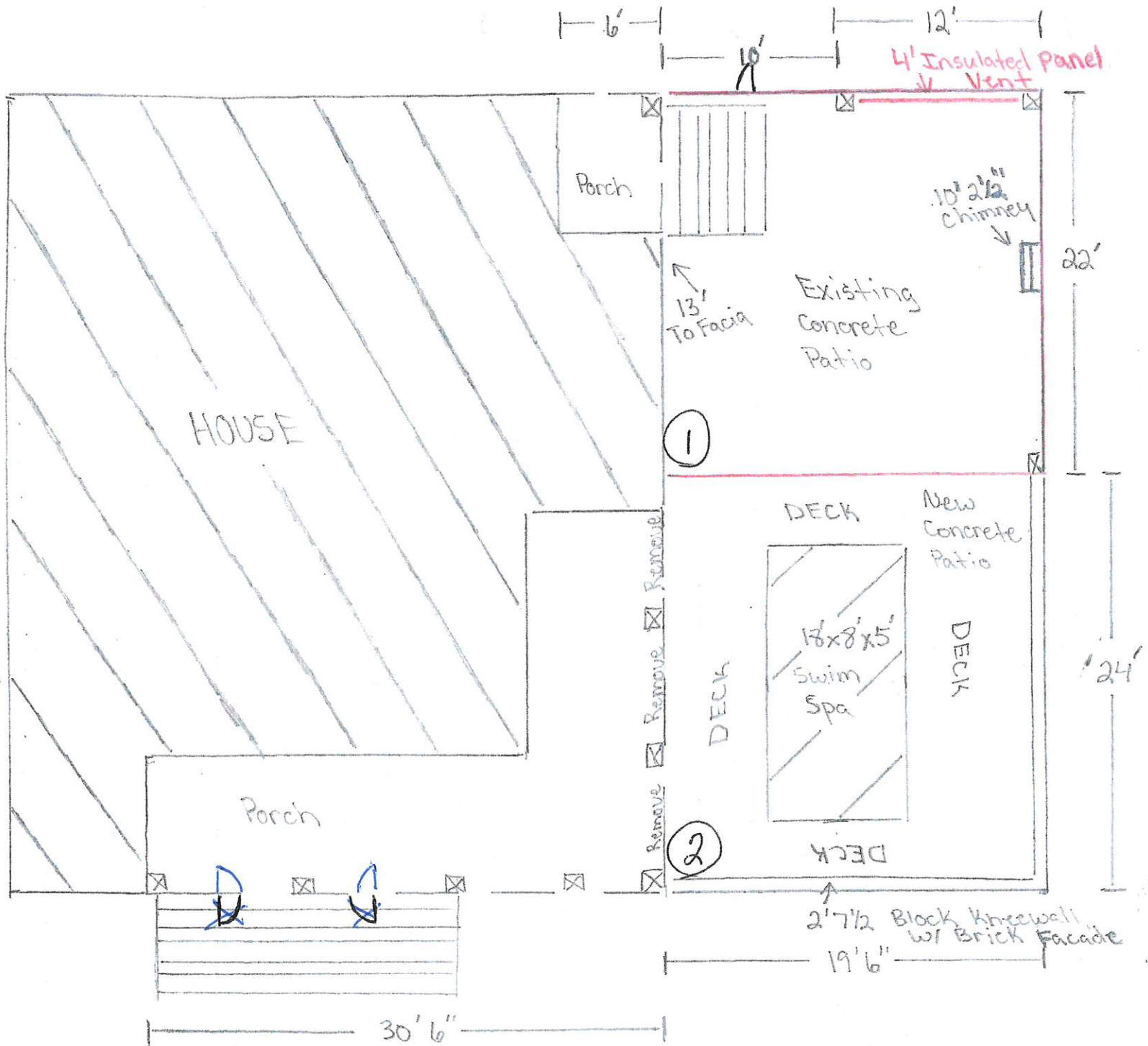
FASTENING SCHEDULE

#1 - #14 TEK SCREW/HEX HEAD
#2 - #10 S.M.S./ HEX HD.
#3 - 1/4" X 2 1/4" TAPCON ANCHOR
#4 - 1/4" BOLTS/WASHER/NUT
#5 - CLIP ANGLE, 125" MIN. THICKNESS
#6 - #12X1" LG. S.M.S./HEX HD.
#7 - 1/4" X 3" LAG
#8 - 1/4" LAG*, WITH 1" WASHER
#9 - #10 X 1 1/2" S.M.S./HEX HD.
#12 - CLIP ANGLE, 3/32" MIN. THICKNESS
*LAG BOLT LENGTH TO BE 1" LONGER THAN ALUMINUM PANEL THICKNESS

DATE : 01/01/2021
SCALE : N.T.S.
SHEET : C

ENGINEERING BUSINESS CA 00009677
TARNOWSKI ENGINEERING
CIVIL & STRUCTURAL ENGINEERING
7360 N.W. 5th Street Phone (954) 727 - 2027
Plantation, FL 33317 Fax (954) 727 - 9644
THIS DOCUMENT IS THE PROPERTY OF TARNOWSKI ENGINEERING, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF TARNOWSKI ENGINEERING, INC.

- (white)
- Round Top?
- 42" Zeus Doors
- w/ locks
- Punch pad?
- 3 Fan Beams
- Insulated Roof
- Suntex Screen
- 16" fasteners
- 50x22 Roof
- 124 LF 10' walls
- 24x19'6" Concrete











2

Note: Roof line @ 9"







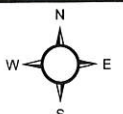


Area Map

Printed 8/19/2022



● Addresspoints	Edits addresspoints	▬ sde.DBO.Resubdivisions	Harrison_HughRes_2020.sid
● STRUCT_CLASS	▬ Parcels	RGB	
● Residential		Red: Band_1	
● Unclassified		Green: Band_2	
▬ Principal Arterial		Blue: Band_3	
▬ Minor/Residential			
▬ Alley			
▬ WaterFeatures			



1 inch = 50 feet

DATA DISCLAIMER:

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



SCANNED



J. H. Barber 1st Judicial District
Instrument 2021 10669 D -J1
Filed/Recorded 7/23/2021 03:35 P
Total Fees \$ 26.00
3 Pages Recorded

Prepared by:
Andrew Marion, PLLC
Attorney-at-Law
1919 23rd Ave.
P.O. Box 863
Gulfport, MS 39502
(228)-865-9047
MS Bar # 1866

Return to:
Andrew Marion, PLLC
Attorney-at-Law
1919 23rd Ave.
P.O. Box 863
Gulfport, MS 39502
(228)-865-9047
File # 21-177

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

WARRANTY DEED

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

**Elliott Homes, LLC, a Mississippi limited Liability Company
1402 Pass Road
Gulfport, MS 39501
1-844-289-3554**

does hereby sell, convey and warrant unto

**Dennis N. Barber
P.O. Box 803
Gulfport, MS 39502
(228)-669-8021**

that certain tract, piece or parcel of land situated and being located in First Judicial District of Harrison County, State of Mississippi, more particularly described as follows, to-wit:

(See Exhibit A attached, Page 3)

INDEXING INSTRUCTIONS: Exempt

Exhibit "A"

DESCRIPTION FOR PARCEL "B"

A portion of the Lot 8 and a strip 12.25 feet wide off the East side of Lot 7 of Block 1 of the resurvey of Lots 7 and 8, and the East 52 ½ feet off of Lot 6 in Block 3, and Lots 7 and 8, and the East 52 ½ feet off of Lot 6 in Block 2 of East Gulfport, known as Lawler and Parker's Subdivision, as shown by Plat recorded in Plat Book 8, Page 2 of the Records of Plats in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi and being more particularly described as follows with the bearing being based on state plane grid North: Beginning at an X-Mark at the intersection of the North Margin of Beach Boulevard with the West Margin of Olive Avenue; thence along the West Margin of Olive Avenue, N 00° 06' 46" E 153.02' to an iron rod; thence N 89° 53' 14" W 70.57' to an iron rod; thence S 00° 00' 19" W 178.73' to an iron pipe found on the North Margin of Beach Boulevard; thence along said North Margin, N 70° 00' 08" E 74.79' to the Point of Beginning, containing 11,678.85 square feet.

This being Parcel "B" of the Certificate of Re-subdivision filed as instrument number 2017-5647-D-J1.

Legal Description

BEG AT INTER OF N MAR OF BEACH BLVD & W MAR OF OLIVE AVE N 153 FT ALONG OLIVE AVE W 70.6 FT S 178.7 FT TO N MAR OF BEACH BLVD N 70 DG E 74.8 FT ALONG RD TO POB PART OF LOT 8 & 12.25 FT OF LOT 7 BLK 1 OF RESURVEY LOTS 7 & 8 & THE E 52.5 FT OFF OF LOT 6 IN BLK 3 & LOTS 7 & 8 & THE E 52.5 FT OFF LOT 6 BLK 2 OF EAST GULFPORT AKA LAWLER & PARKER'S SUBD

There are 0 building description records attached to this parcel.

MISCELLANEOUS PAYMENT RECPT#: 11454631
CITY OF GULFPORT

GULFPORT, MS 39501

DATE: 08/26/22 TIME: 13:54:19
CLERK: cbrown DEPT:
CUSTOMER#: 0

COMMENT:

CHG: PZD PLANNING AND ZO 75.00

AMOUNT PAID: 75.00

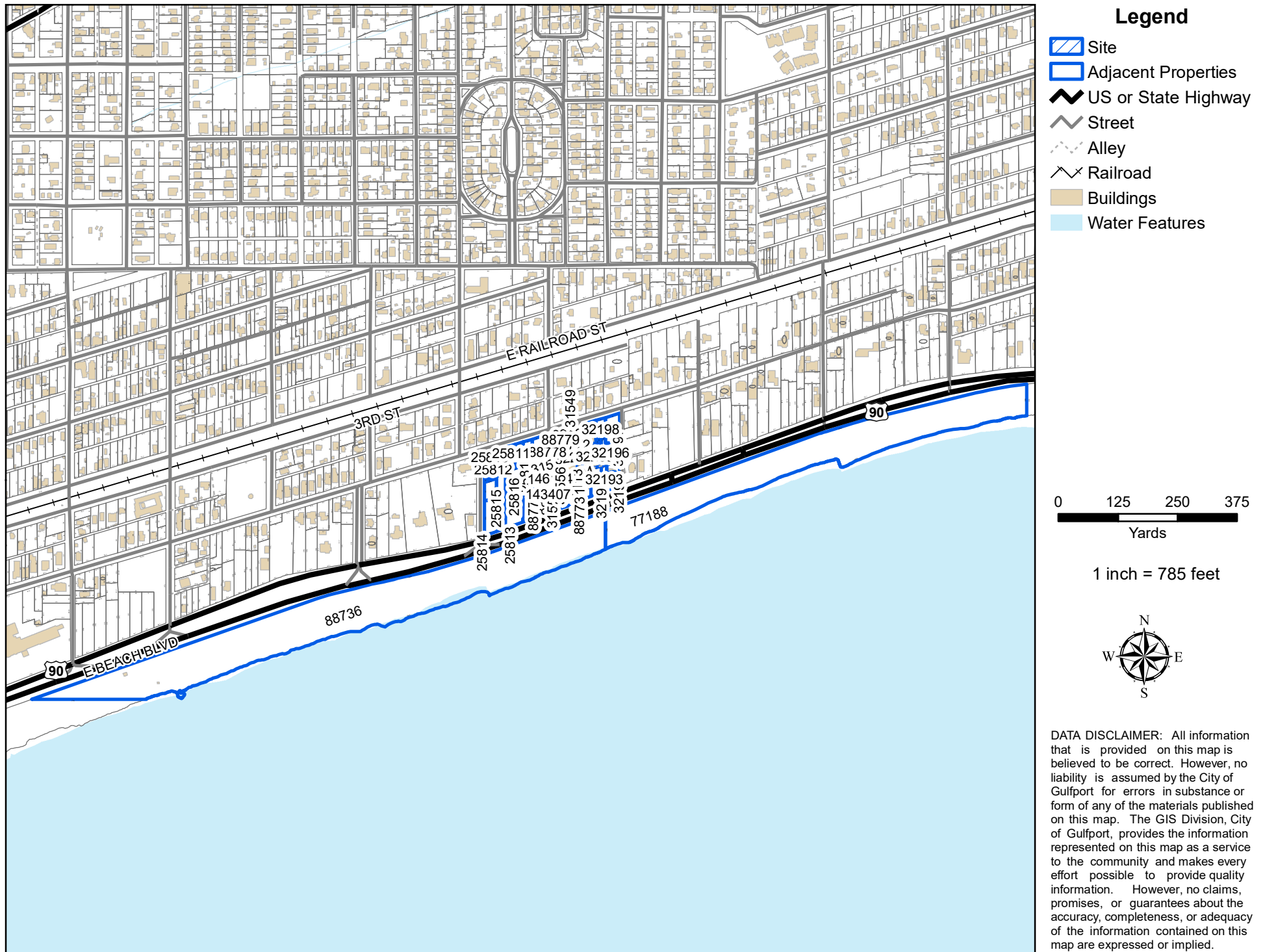
PAID BY: DENNIS M BARBER
PAYMENT METH: CHECK
6341

REFERENCE:

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

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
N	88773	0811H-02-041.000	BARBER DENNIS N (OWNER)	P O BOX 803	GULFPORT	MS	39502
			Adjacent Property Owners (2210ZB182)				
	25818	0811H-02-066.000	ANDERSON CATHERINE F	1705 CAHILL DR	GULFPORT	MS	39507
	32192	0811H-02-039.000	BAILEY SHERWOOD R JR	P O BOX 6039	GULFPORT	MS	39506
	32204	0811H-02-037.000	BEVERLY FRANK B	1514 OLIVE AVE	GULFPORT	MS	39501
	25810	0811H-02-062.000	BODDIE GEORGE R	1124 2ND STREET	GULFPORT	MS	39501
	32196	0911E-03-016.000	BROWN JACQUELINE	931 OLD TOWNE STREET	GULFPORT	MS	39507
	25813	0811H-02-047.000	CLOWER JOHN ROBBINS JR & BARBARA C/O	2003 BOTTS DR	ARLINGTON	TX	76012
	32202	0811H-02-035.000	COCHRAN KAY WEBBER	1526 OLIVE STREET	GULFPORT	MS	39501
	32199	0811H-02-033.000	COLEMAN RONALD	1528 OLIVE AVE	GULFPORT	MS	39501
	31549	0811H-02-070.000	CULVEYHOUSE JAMES BERNARD	1101 2ND ST	GULFPORT	MS	39501
	32193	0811H-02-038.000	DOT LLC	507 DAVID WORK DR	ROSEDALE	MS	38769
	N 32194	0911E-03-017.000	DOT LLC	507 DAVID WORK DR	ROSEDALE	MS	38769
	25816	0811H-02-046.000	ELLIOTT ADRIENNE	1402 PASS RD	GULFPORT	MS	39501
	31555	0811H-02-043.000	ELLIOTT ADRIENNE MARIE	1118 E BEACH BLVD	GULFPORT	MS	39501
	N 143407	0811H-02-043.001	ELLIOTT ADRIENNE MARIE	1118 E BEACH BLVD	GULFPORT	MS	39501
	88776	0811H-02-045.000	ELLIOTT BRANDON R	1402 PASS RD	GULFPORT	MS	39501
N	88736	0811H-03-001.000	GULFPORT CITY OF	1601 33RD AVE	GULFPORT	MS	39501
N	77188	0911E-02-001.000	GULFPORT CITY OF				0
	32191	0811H-02-040.000	HOPKINS GEORGE P III & BECKY T	1016 E BEACH BLVD	GULFPORT	MS	39501
	32203	0811H-02-036.000	JACOBSON DANIEL A & KATIE MULLINS	1761 HELANE CT	BENICIA	CA	94510
	32197	0911E-03-015.000	KAIGLER DELIA H	1529 MAGNOLIA ST #10	GULFPORT	MS	39507
	32198	0811H-02-032.000	LAWRENCE JANET S	P O BOX 8974	GULFPORT	MS	39506
	25811	0811H-02-064.000	MURPHY TAMARAH KEEL & PATRICK T	1117 2ND ST	GULFPORT	MS	39501
	88775	0811H-02-044.000	POPE CARL J	P O BOX 283	GULFPORT	MS	39502
N	31552	0811H-02-068.000	POPE CARL J	P O BOX 283	GULFPORT	MS	39502
N	88778	0811H-02-067.000	POPE CARL J	P O BOX 283	GULFPORT	MS	39502
N	88779	0811H-02-069.000	POPE CARL J	P O BOX 283	GULFPORT	MS	39502
	31556	0811H-02-042.000	ROBICHAUX LINDA HOOKS	120 LINEAGE LANE	FLOWOOD	MS	39232
	25817	0811H-02-065.000	ROWLAND KEITH & DONNA JEAN	779 PIN OAK RD	RINGGOLD	GA	30736
	25815	0811H-02-048.000	SINGLETON KIM TERRANCE & TAMMY M	3130 CASTINE STREET	NEW ORLEANS	LA	70119
	144113	0811H-02-041.001	SMITH CHRISTINE	1515 OLIVE AVE	GULFPORT	MS	39501
N	146144	0811H-02-041.002	SMITH CHRISTINE	1515 OLIVE AVE	GULFPORT	MS	39501
	25814	0811H-02-049.000	THROOP ELIZABETH W	2408 OAK PL	GULFPORT	MS	39501
	88772	0811H-02-034.000	WEBBER KAY B	386 A HWY 7 SOUTH	OXFORD	MS	38655
	25812	0811H-02-063.000	WHITE COTTEN HOLDINGS LLC	29815 HAYDEN DR	ORANGE BEACH	AL	36561

Variance



RE: Variance 2210ZB182, by owner Dennis Barber, tax parcel 0811H-02-041.000, Variance for setback, 1507 Olive 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, October 20, 2022**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Zoning Board for **Thursday, October 20, 2022**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

211

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:**

IPL0092106

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

48.48

Payment Type:

Account Billed

User ID:

IPL0024925

ACCOUNT INFORMATION

GULFPORT URBAN DEVELOPMENT IP

PO BOX 1780

GULFPORT, MS 39502

228-868-5705

AccountsPayable@gulfport-ms.gov

GULFPORT URBAN DEVELOPMENT

TRANSACTION REPORT**Date**

September 28, 2022 11:51:49 AM EDT

Amount:

48.48

SCHEDULE FOR AD NUMBER IPL00921060

October 5, 2022

SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00921060**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, October 20, 2022 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development-Planning Division located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Variance 2209ZB174, by agent Kenny Bodurak, tax parcel 09100-03-020.000, Variance for parking, Court-house Rd, Zoned T4+ (General Urban Zone "Plus"), Ward 4

Variance 2210ZB177, by owners Sara Zelaya-Hernandez & Andrew Hudson, tax parcel 1007M-02-023.001, Requests variances for accessory structure size, setbacks & quantity, 13199 Mock St, Zoned R-E (Residence Estate), Ward 6

Variance 2210ZB179, by owner Andre Williams, tax parcel 0908N-01-043.000, Variances for accessory structure size, setbacks, height, and quantity, 2404 Fortson St, Zoned R-1-10 (Single-family), Ward 5

Variance 2210ZB180, by owners Ryan & Danielle Cotton, tax parcel 0807.L

12-1

01-012.009, Variances for accessory structure size and setbacks, 14428 Duckworth Cv, Zoned R-1-15 (Single-family), Ward 7

Variance 2210ZB182, by owner Dennis Barber, tax parcel 0811H-02-041.000, Variance for setback, 1507 Olive Ave, Zoned R-1-7.5 (Single-family), Ward 2

Variance 2210ZB183, by agent Derek Bjornstad, tax parcel 0711K-03-002.000, Variances for setbacks, 4707 Old Pass Rd, Zoned R-1-7.5 (Single-family), Ward 1

Variance 2210ZB187, by owners Owen Mossy & Charles Bright, tax parcel 0811L-04-016.000, Variances for parking and backing into the right-of-way, 1337 31st Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Special Exception 2210SE188, by owner Frankie Jackson, tax parcel 0809E-02-004.000, Requests a tattoo parlor use, 10000 Factory Shops Blvd, Zone B-4 (Highway business), Ward 3

Variance 2210ZB189, by agent John Ravenscroft, tax parcel 0811B-01-037.000, Variance to allow backing into the right-of-way, 2601 15th Ave, Zoned B-2 (General business), Ward 3

Variance 2210ZB193, by agent David Taylor, tax parcel 1010F-02-041.000, Variance for additional signage, 1423 Magnolia Street, Zoned T5 (Urban Center Zone), Ward 4

This the 28th day of September 2022

A. Lee Palermo, Chairman

City of Gulfport Zoning Board of Adjustment 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: October 20, 2022

Re: Variance 2210ZB183:

Variance 2210ZB183, by agent Derek Bjornstad, tax parcel 0711K-03-002.000, Variances for setbacks, 4707 Old Pass Rd, Zoned R-1-7.5 (Single-family), Ward 1

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2210ZB183

Hearing Date: October 20, 2022

Current Zoning/Use: R-1-7.5 / Vacant commercial structure

Legal: Variance 2210ZB183, by agent Derek Bjornstad, tax parcel 0711K-03-002.000, Variances for setbacks, 4707 Old Pass Rd, Zoned R-1-7.5 (Single-family), Ward 1

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 setbacks. More specifically, the applicant requests: 1) a variance of 1-foot to allow a 7-foot west side yard setback where 8 feet are required; 2) a variance of 1.1 feet to allow a 6.9-foot east side yard setback where 8 feet are required; 3) a variance of 1.5 feet to allow a 6.5-foot rear yard setback where 8 feet are required. The request is multipart in that the applicant wants to remodel a commercial structure into a duplex located in a single-family zoning. Therefore, this will be a two-part application process. Variances from the Zoning Board of Adjustments and Appeals and a Zoning Map Amendment from the Planning Commission.

- (a) The applicant notes that they recently purchased the vacant building and their intention is to renovate the property and building into a duplex. However, the requirement for this section is how the land is unique compared to other lands and buildings in the district. It is unique in that neighboring properties have conforming uses, while this one is trying to become conforming.
- (b) In the application, it is mentioned that the special conditions are the result of the building being built decades ago. The applicant purchased the building knowing how it was built and its disposition on the property. Further, the applicant could renovate the building to a single-family home to comply with zoning.
- (c) The statement provided by the applicant does not address this section of the variance process. However, the applicant has submitted a Zoning Map Amendment application to request to rezone the property to R-2, which does allow for the proposed duplex use.
- (d) Neighboring properties are compliant with the correct uses in the appropriate zoning.
- (e) Granting this variance would provide special privileges and set a precedence if the applicant was not taking further action to guide the property into conformity.
- (f) This property is zoned R-1-7.5, and a single-family home is allowed by right.

EXECUTIVE SUMMARY

The applicant has not satisfied the ordinance requirement by meeting the six conditions in order to grant variances. However, the future plan of the city indicated that the property was intended to become medium density, which would include the allowance of a 2-4 unit residential structure.

Any approval should consider these conditions:

1. Approval grants a variance of 1-foot to allow a 7-foot west side yard setback where 8 feet are required
2. Approval grants a variance of 1.1 feet to allow a 6.9-foot east side yard setback where 8 feet are required
3. Approval grants a variance of 1.5 feet to allow a 6.5-foot rear yard setback where 8 feet are required

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 10/6/2022.

Public Works: No comment as of 10/12/2022.

Technical Report

VARIANCE

Traffic and Safety: No conditions. Memo dated 10/3/2022.

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

GIS: No conditions. Memo dated 10/6/2022.

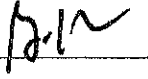
Police Department: No comment as of 10/12/2022.

Fire Department: No conditions. Memo dated 10/3/2022.

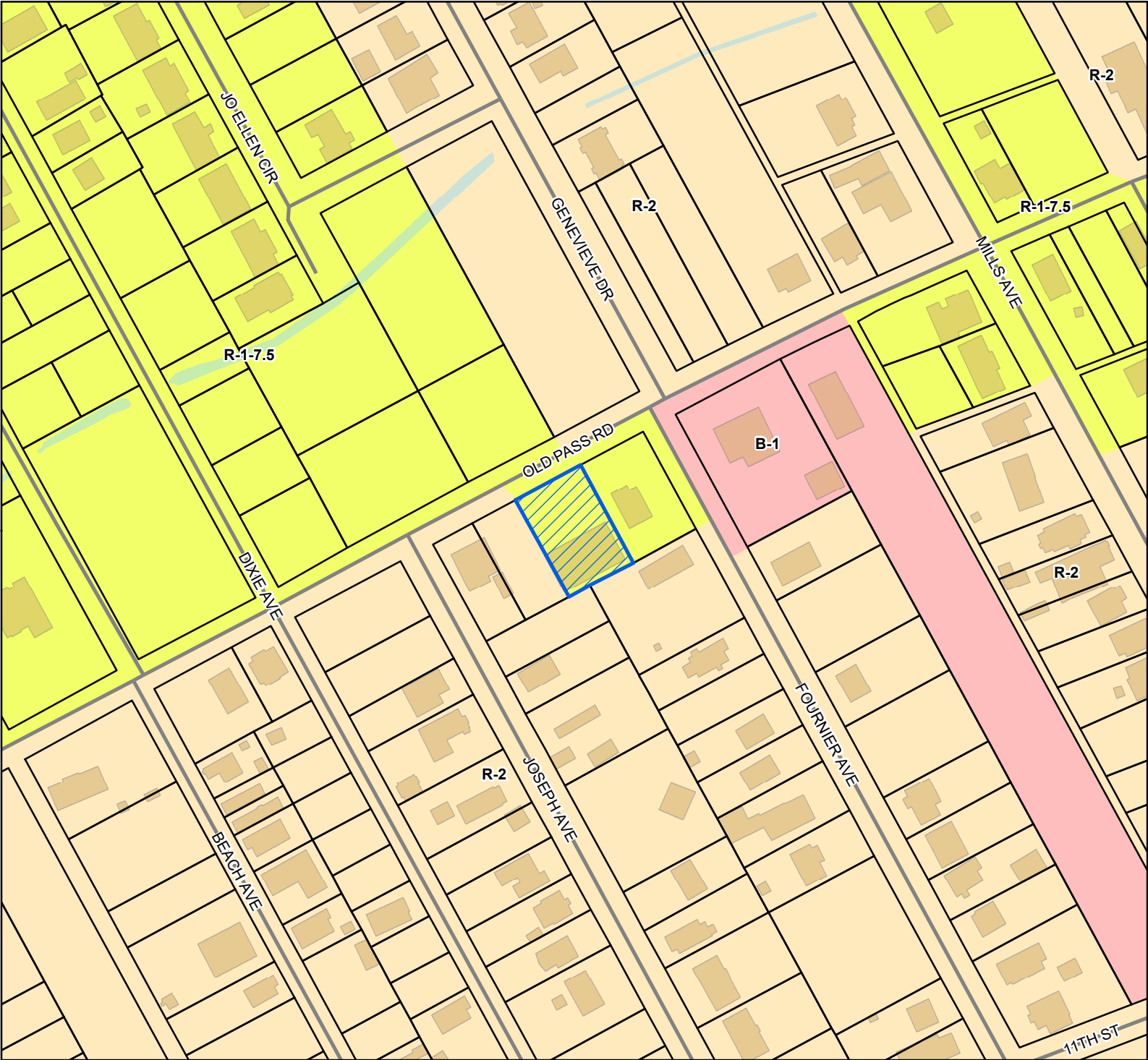
City Arborist: No conditions. Memo dated 9/30/2022.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department



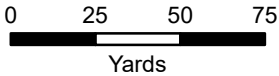
Legend

- Site
- Street
- Parcels
- Buildings
- Water Features

Zoning

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

Site Information
0711K-03-002.000
Zoning: R-1-7.5 (Single-family Residence)
Size: 12,160 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 #: 22102B183

Date Received: 8/26/2022

Receipt #: _____

Received By: _____

Zoning: R-1-7.5

Ward: 1 Flood: X

Size: 12,140 sqft.

(If necessary, use separate sheet of paper)

APPLICATION FOR VARIANCE

Property Information

TAX PARCEL # 0711K-03-002.000

Address of Property Involved: 4707 Old Pass Rd

Lot(s) 4.5, 8 & 6, Block(s) 2, Subdivision Ridgewood

General Location: approx. 4 blocks west of Hospital
of 1 1/2 ft on rear / 15 on East / 15 ft on West

GENERAL DESCRIPTION OF REQUEST:

request setback variance for existing building. Existing rear setback required is 8' & we are at 6 1/2" currently. Left setback is 6'9" & right setback is 6'9" & 8'.

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

Julie Draper
Printed Name Of Owner
PO BOX 1305

Mailing Address
Woodinville, WA 98072

City (425) 344-0820 State Zip code

Home Phone Work/Cell Phone

Email julz.draper@gmail.com

Signature Of Owner Julie Draper

AGENT

Derek Bjornstad
Printed Name Of Agent
105 Twin Cedar Ave

Mailing Address
Long Beach MS 39560

City (228) 918-5150 State Zip code

Home Phone Work/Cell Phone

Email dcbjornstad99@gmail.com

Signature Of Agent D. Bjornstad

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.

Exhibit A



Designation of Agent

I, Julie Draper, being owner of the property 4707 Old Pass Rd.
PRINT NAME 0711K-03-002.000
PRIMARY ADDRESS OF PARCEL
which is the subject of this application hereby authorize Derek Bjornstad 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.

Julie Draper
Signature

8/26/2022
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 26th day of August, 2022

Matilda Welch
Notary Public

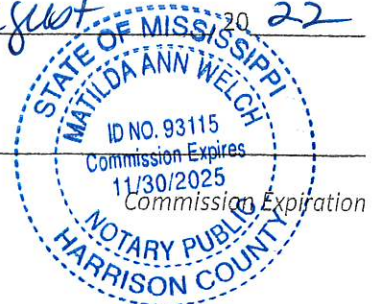


Exhibit D

Gulfport Variance Application – Exhibit F

Subject Property: 4707 Old Pass Road, Gulfport, MS 39501

Variance Requested: Allow non-conforming setbacks to remain if rezoned from R-1-7.5 to R-2 residential zoning.

1. We recently purchased a CMU block building, which was originally constructed in 2 units and used commercially for some time. The subject property is located in a residential district, where commercial use is not permitted. Because its originally intended purpose is no longer permitted, it has not been occupied or maintained in over a decade and has been allowed to fall into disrepair. The neighboring properties are all traditionally built residential homes, whose owners are eager to see how this neglected property can be transformed and brought back to life. Our intent, if zoning amendment is approved, is to take advantage of the solid existing structural components and renovate the property to a beautiful residential duplex. The variance is vital to the rehabilitation journey for this property and the neighborhood.
2. Unfortunately, the structure, built decades ago, is already non-conforming as it is located 1-2 feet within the currently allowable residential zoning rear and side yard setbacks. As the boundaries of the property and location of building have not changed over time there is no fault to assign for the current situation. The only reason for our variance request is the procedural requirement that rezoned properties must be compliant with the zoning ordinance's setback constraints of the new classification.
3. The City of Gulfport has already shown its desire for this former commercial property to be converted into a residential property by its zoning designation, a challenge not given to any other property in the surrounding community. Although its not a daunting task for the right visionaries, it's an expensive one when combined with acquisition costs. To make this affordable, we will need to defer costs by taking advantage of its as-built configuration as a duplex. Due to the CMU construction materials of the structure, relocating or cutting back on size to comply with the already non-conforming zoning setback standard is not an option and would create unnecessary hardship.
4. If each neighboring property complied with the standard as written, the structures could potentially be built a minimum of 16 feet apart. Therefore, if applied conceptually, the

Exhibit F, Pg 1

standard creates a minimum of 16 feet separation between structures for both safety and aesthetic purposes. As mentioned before, the non-conforming structure was built many years ago and is located 1-2 feet inside of the zoning setback standards when applying the zoning ordinance as written. However, the closest neighboring residence (or any structure for that matter) is 23' from our home. So, the 16' separation has been generously achieved. We understand the need for the setbacks and have no intention of placing anything within those setbacks to obstruct ingress or egress to the rear of the property.

As the property is currently zoned residential, disallowing its original commercial purpose, the potential uses for the property have been significantly altered from its nature, limiting options for development. Other property owners within the R-1-7.5 and R-2 zoning have been allowed to construct and continue to use their homes as duplex (two-family) residences. We would like to be granted the same opportunity by the commissioners so that we can offset the costs of rehabilitation to bring the rest of the property within compliance of the zoning standards, transforming it from its current abandoned state into a charming property befitting the neighborhood and city.

5. Allowing the building to remain in its current location and granting us the right to rehabilitate it into a two-family residence does not bestow on us any special privileges or rights that haven't already been provided for the other property owners in the surrounding residential R-1-7.5 and R-2 zoning districts who have constructed and continue to use their properties as two-family duplex residences.
6. We understand that although several non-conforming uses for two-family residences already exist in the surrounding R-1-7.5 district, this will not be permitted for us. We have applied for rezoning to R-2 designation like our neighboring properties, to conform with the allowed use matrix. We are requesting a variance to continue to allow the building to exist within the prescribed setbacks currently imposed by the residential zoning ordinance. We thank you for your compassionate consideration and we hope to receive your blessing to turn this unkempt property into a showpiece for the neighborhood.

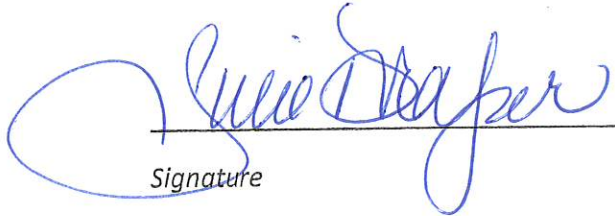


Covenant Affidavit

I, Julie Draper, being owner or agent of the property
PRINT NAME

4707 Old Pass Rd.
0711K-03-002.000
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.


Signature

8/26/2022
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 26th day of August, 20 22


Notary Public



EXHIBIT G, PG 1

Mississippi Valley Title Insurance Company
Old Republic National Title Insurance Company
124 One Madison Plaza, Suite 2100
Madison, MS 39110

Schedule B of the Owner's Policy (06-17-06) policy to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

- Item 1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
- Item 2. Those taxes and special assessments, which become due and payable subsequent to Date of Policy.
- Item 3. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the Land.
- Item 4. Any lien, or right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
- Item 5. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
- Item 6. Easements or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the Public Records.
- Item 7. Rights or claims of parties in possession not shown by Public Records.
- Item 8. Any mortgage, deed of trust, lease or lien created or assumed by the insured.
- Item 9. For lot and block legal descriptions: Any and All Matters and/or Easements shown on the map or plat thereof which is on file of record in the office of the Chancery Clerk of the county in which the subject property is located.


Julie Draper

Date: 7-28-22

from my closing docs.
according to my title company
this shows there are no covenants
on the property.

EXhibit G. Pg 2

Old Republic National Title Insurance Company
1022 Highland Colony Parkway, Suite 200
Ridgeland, MS 39157

OX14371289

Pilger Title Company, M23195
1406 Bienville Blvd., Suite 101, Ocean Springs, MS 39564
228-215-0011

SCHEDULE A

Policy Number: OX14371289

Residential

File Number: **B223703S**

Amount of Insurance: **\$85,000.00**

Date of Policy: **8/1/2022** at 10:06 AM

Address Reference: 4707 Old Pass Rd., Gulfport, MS 39501

1. Name of Insured: **Julie Draper**

2. The estate or interest in the Land that is insured by this policy is: Fee Simple

3. Title is vested in: **Julie Draper**

4. The instrument(s) creating the estate or the interest in the Land are described as follows:

That certain Warranty Deed dated 07/24/2022, executed by Mien Thi Tran conveying the property described therein to Julie Draper, filed for record in the office of the Chancery Clerk of Harrison, First Judicial District County, MS, on 08/01/2022 at 10:06 AM and recorded in said office in Instrument #2022-0019185-D-J1.

5. The Land referred to in this policy is situated in the county of **Harrison, First Judicial District** State of MS and is described below or, if no description appears below, is the land described in the instrument(s) set forth in item 4 above.

Lots 4, 5 and 6, Block 2, Ridgewood Addition, a subdivision, according to a map or plat thereof which is on file of record in the office of the Chancery Clerk of Harrison, First Judicial District County, MS, in Plat Book 12 at page 43, reference to which is hereby made in aid of and as a part of this description.

Municipal Address: 4707 Old Pass Road, Gulfport, MS 39501.

SCHEDULE B

Exceptions from Coverage

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

Item 1. Those taxes and special assessments, which become due and payable subsequent to Date of Policy.

Item 2. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the Land.

Item 3. Any lien, or right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

Item 4. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

Item 5. Easements or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the Public Records.

Item 6. Rights or claims of parties in possession not shown by Public Records.

Item 7. Any mortgage, deed of trust, lease or lien created or assumed by the insured.

This Policy Valid Only if Schedule B Is Attached

Exhibit G, pg 3

**Old Republic National Title Insurance Company
1022 Highland Colony Parkway, Suite 200
Ridgeland, MS 39157**

OX14371289

Item 8. For lot and block legal descriptions; Any and All Matters and/or Easements shown on the map or plat thereof which is on file of record in the office of the Chancery Clerk of the county in which the subject property is located.

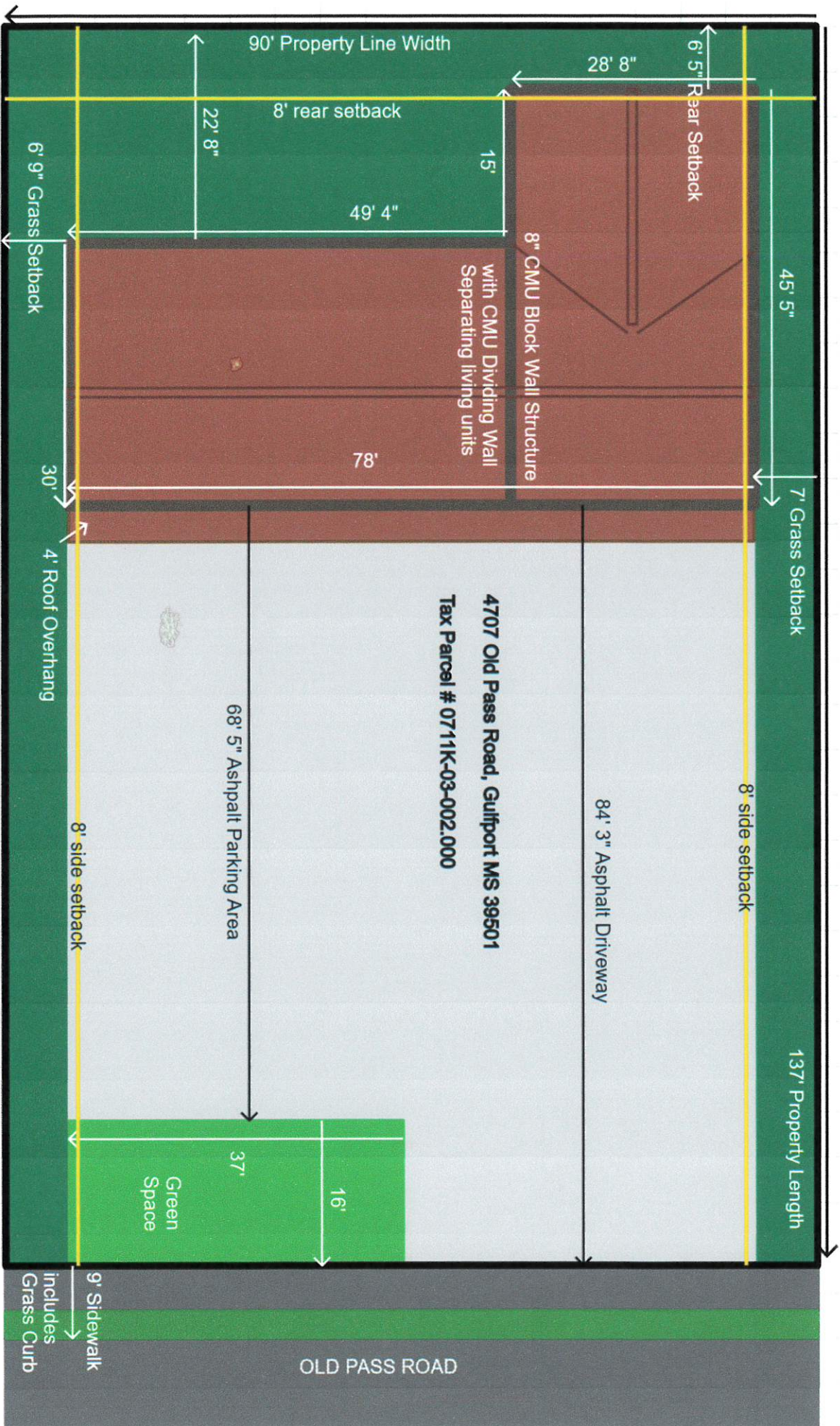


Exhibit B – Site Plan

SCANNED



SCANNED



[Signature]

1st JUDICIAL DISTRICT

Instrument 2022-0019185-D-J1

Filed/Recorded 08/01/2022 10:06:01 AM

Total Fees 26.00

2 Pages Recorded

Prepared by:

David B. Pilger

Attorney at Law

1406 Bienville Blvd., Suite 101

Ocean Springs, MS 39564

(228) 215-0011

Grantor:

Mien Thi Tran

1 Beau Braun Drive

Long Beach, MS 39560

(228) 343-6116

Return To:

David B. Pilger

Attorney at Law

1406 Bienville Blvd., Suite 101

Ocean Springs, MS 39564

(228) 215-0011

Grantee:

Julie Draper

Post Office Box 1305

Woodinville, WA 98072

(425) 344-0820

File No. B223703S

INDEXING INSTRUCTIONS: Lots 4-6, Block 2, Ridgewood Addition, 1st JD, Harrison County, Mississippi

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, I, **Mien Thi Tran**, do hereby sell, convey and warrant unto **Julie Draper** all of that certain tract, piece or parcel of land situated in the First Judicial District of Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

Lots 4, 5 and 6, Block 2, Ridgewood Addition, a subdivision as per the official map or plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 12 at page 43.

This being the same property as that conveyed to Mien Thi Tran by deed recorded as Instrument 2008 2377 D-J1, Land Deed Records of the First Judicial District of Harrison County, Mississippi.

Exhibit C

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 quitclaims any and all oil, gas, and other minerals owned, if any, to Grantee. 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 of 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.

This conveyance is not part of the Grantor's homestead.

WITNESS MY SIGNATURE, on this the 29 day of July, 2022.


Mien Thi Tran

ACKNOWLEDGMENT

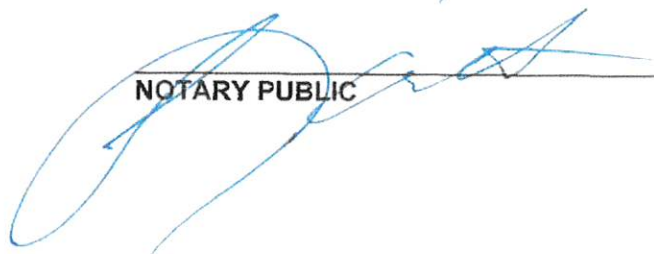
STATE OF MISSISSIPPI

COUNTY OF Harrison

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, **Mien Thi Tran** who acknowledged before me that she signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 29 day of July, 2022.

(AFFIX SEAL)


NOTARY PUBLIC

My commission expires:

1-28-2024



MISCELLANEOUS PAYMENT RECPT#: 11454648
CITY OF GULFPORT

GULFPORT, MS 39501

DATE: 08/26/22 TIME: 14:20:06
CLERK: tsjohnson DEPT:
CUSTOMER#: 0

COMMENT:

CHG: PZD PLANNING AND ZO 75.00

AMOUNT PAID: 75.00

PAID BY: DRAPER
PAYMENT METH: CASH

REFERENCE:

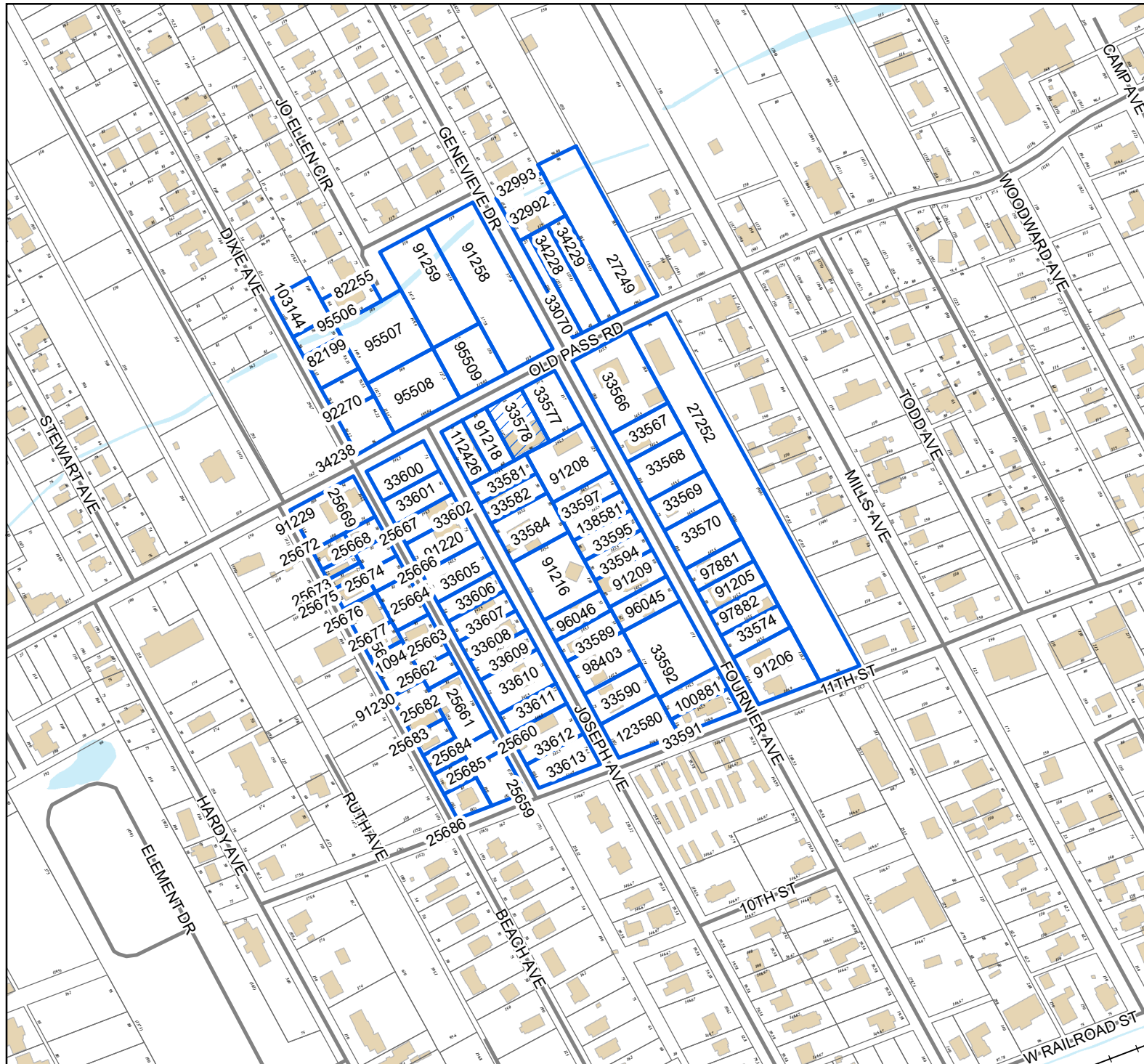
AMT TENDERED: 75.00
AMT APPLIED: 75.00
CHANGE: .00

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
N	33578	0711K-03-002.000	JULIE DRAPER (OWNER)	P O BOX 1305	WOODINVILLE	WA	98072
			DEREK BJORNSTAD (AGENT)	103 TWIN CEDAR AVE	LONG BEACH	MS	39560
			Adjacent Property Owners (2210ZB183)				
	100881	0711K-03-010.001	AUSTIN ROSIE ELLEN -EST-	1203 FOURNIER AVE	GULFPORT	MS	39501
	33582	0711K-03-021.000	BAYOU RENTAL PROPERTIES INC	1502 MILL RD	GULFPORT	MS	39507
	34228	0711K-01-038.000	BEARDEN LUCIOUS & CLIMENTEEN	1435 GENEVIEVE DR	GULFPORT	MS	39501
	91229	0711K-03-051.000	BENTLEY EMMANUEL	2019 NORTH STREET	GULFPORT	MS	39507
	33584	0711K-03-020.001	BONDS MARILYN E	1216 JOSEPH AVE	GULFPORT	MS	39501
	25659	0711K-03-040.000	BOONE GEORGE D II	305 TERRA CANE DR	HOUMA	LA	70360
	91209	0711K-03-008.000	BOOTTHANOO CHRISTINA	1209 FOURNIER AVE	GULFPORT	MS	39501
	91206	0711K-02-096.000	BPJB RENTALS LLC	20020 TOURNAMENT DR	GULFPORT	MS	39503
	34229	0711K-01-037.000	BROOKS LIZZIE R L/E	2226 31ST AVE	GULFPORT	MS	39501
	33595	0711K-03-006.000	BROWN TINA	1235 FOURNIER ST	GULFPORT	MS	39501
	33581	0711K-03-022.000	BRUNER BARBARA GAYLE	1404 BONNIE BROOK	NORMAN	OK	73071
	25684	0711K-03-063.000	CALHOUN EDDIE RUTH	1210 BEACH AVE	GULFPORT	MS	39501
	25685	0711K-03-064.000	CALHOUN GARLAND & MICHELLE	1206 BEACH AVE	GULFPORT	MS	39501
	25683	0711K-03-062.000	CALHOUN SHELLIE -ESTATE- ETAL	1210 BEACH AVE	GULFPORT	MS	39501
	25672	0711K-03-052.000	CASEY CLAUDETTE	1322 BEACH AVE	GULFPORT	MS	39501
	25673	0711K-03-053.000	CASEY KENNETH L III	1320 BEACH AVE	GULFPORT	MS	39501
	25674	0711K-03-054.000	CASEY KENYA & KENNETH	315 31ST ST	GULFPORT	MS	39507
	97882	0711K-02-094.002	COSPELICH GEORGE LARRY -EST-	1501 42ND AVE	GULFPORT	MS	39501
	97881	0711K-02-094.001	COSPELICH KIMBERLY ANN	1501 42ND AVE	GULFPORT	MS	39501
	25682	0711K-03-061.000	D&C YARDLEY LLC	1420 DAY BREAK DR	LAS VEGAS	NV	89108
	91216	0711K-03-019.000	DE LOS SANTOS EDITA M	1720 WESTWARD DR	GULFPORT	MS	39501
	33594	0711K-03-007.000	DS LADNER HOLDINGS LLC	P O BOX 6546	GULFPORT	MS	39506
	25668	0711K-03-049.000	FALCONER CARRIE P -EST-C/O DAN P FALCOI	468 CUYAMACA AVE	SAN DIEGO	CA	92113
	25669	0711K-03-050.000	FALCONER CARRIE PEARL -EST-C/O DAN P FA	468 CUYAMACA AVE	SAN DIEGO	CA	92113
	25677	0711K-03-057.000	FINCH GLORIA J	325 GARVEY CIRCLE	COLUMBIA	SC	29203
	82255	0711K-04-037.009	FULLER LARS T	60 N KEEBLE AVE	SAN JOSE	CA	95126
	98403	0711K-03-017.001	GAYTEN HILDA	1204 JOSEPH AVENUE	GULFPORT	MS	39501
	112426	0711K-03-023.001	GAYTEN HILTON JR	4715 OLD PASS RD	GULFPORT	MS	39501
	25666	0711K-03-047.000	GULF COAST HOUSING INITIATIVE INC	1012 DIVISION ST	BILOXI	MS	39530
N	25662	0711K-03-043.000	GULF COAST HOUSING INITIATIVE INC	1012 DIVISION ST	BILOXI	MS	39530
N	25664	0711K-03-045.000	GULF COAST HOUSING INITIATIVE INC	1012 DIVISION ST	BILOXI	MS	39530
	33601	0711K-03-024.000	HABITAT FOR HUMANITY OF MGC	2214 34TH ST	GULFPORT	MS	39501
N	91230	0711K-03-060.000	HABITAT FOR HUMANITY OF MGC	2214 34TH ST	GULFPORT	MS	39501

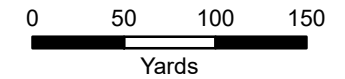
Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
N	33613	0711K-03-035.000	HABITAT FOR HUMANITY OF MGC	2214 34TH ST	GULFPORT	MS	39501
N	33600	0711K-03-024.001	HABITAT FOR HUMANITY OF MGC	2214 34TH ST	GULFPORT	MS	39501
N	123580	0711K-03-017.002	HABITAT FOR HUMANITY OF MGC	2214 34TH ST	GULFPORT	MS	39501
	33569	0711K-02-092.000	HALL CHRISTOPHER	1218 FOURNIER AVE	GULFPORT	MS	39501
	33589	0711K-03-018.000	HERNANDEZ JOSE CRUZ ET AL	1206 JOSEPH AVE	GULFPORT	MS	39501
	34238	0711K-04-040.000	HILL PAUL	9062 CHEVROLET DR	ELLCOTT CITY	MD	21042
N	92270	0711K-04-040.002	HILL PAUL	9062 CHEVROLET DR	ELLCOTT CITY	MD	21042
	33574	0711K-02-095.000	J P SILVA PROPERTIES LLC	P O BOX 471127	CELEBRATION	FL	34747
	25667	0711K-03-048.000	KELLY CORINE	1211 CAMP AVE	GULFPORT	MS	39501
	25686	0711K-03-065.000	KNIGHT MARGUERITE E -L/E-C/O ELOISE COI	16166 SADDLE DR	GULFPORT	MS	39503
	33591	0711K-03-010.000	KUREK HARRY F & HENRYKA REV TRUST	738 FILBERT WAY	CAMPBELL	CA	95008
	103144	0711K-04-041.005	LAMPLEY JOAN E	2622 BROADWATER DR	GULFPORT	MS	39507
	33577	0711K-03-001.000	LAYTON MARK	213 LA JOLLA DR	TEMPE	AZ	85282
	33608	0711K-03-030.000	LEE DEBORAH	3300 TOWERS BLVD #1146	SEABROOK	TX	77586
	25679	0711K-03-059.000	LEE SYLVIA ELIZABETH	93 MAPLE CT	GULFPORT	MS	39501
	33590	0711K-03-017.000	LEZINA RAYMOND H & MARGIE N	6568 RED CREEK RD	LONG BEACH	MS	39560
	33609	0711K-03-031.000	LOUPE RONALD J & PHAM LOAN T	512 NORTH PIERCE AVE	METAIRIE	LA	70003
	25676	0711K-03-056.000	LUU TOAN BAO	2914 GLEN ALDEN CT	SAN JOSE	CA	95148
	25675	0711K-03-055.000	MACK HATTIE -EST-	2025 AYRSLEY TOWN BLVD UNIT 1314	CHARLOTTE	NC	28273
	25661	0711K-03-042.000	MAGEE BARBARA ANN	1223 DIXIE AVE	GULFPORT	MS	39501
	91218	0711K-03-023.000	MAIS MARTHA	1703 62ND AVE	GULFPORT	MS	39501
	33602	0711K-03-025.000	MCCRAY JAMES E & GERALDINE D	1321 JOSEPH AVE	GULFPORT	MS	39501
	33597	0711K-03-004.000	MOORE ROSIA D	1239 FOURNIER AVE	GULFPORT	MS	39501
	91208	0711K-03-003.000	MOORE ROSIA DELL	1239 FOURNIER AVE	GULFPORT	MS	39501
N	138581	0711K-03-004.001	MOORE ROSIA DELL	1239 FOURNIER AVE	GULFPORT	MS	39501
	91205	0711K-02-094.000	NILSEN DAWN	2698 SANCTUARY DR	BULLHEAD CITY	AZ	86442
	33606	0711K-03-028.000	OLE FOREIGN OFFICE HOLDINGS LLC	P O BOX 82469	LAS VEGAS	NV	89180
N	33605	0711K-03-027.000	OLE FOREIGN OFFICE HOLDINGS LLC	P O BOX 82469	LAS VEGAS	NV	89180
	82199	0711K-04-040.001	OUSTERHOUT LLOYD	514 HARRELL RD	PELAHATCHIE	MS	39145
	91258	0711K-04-038.000	OWEN JOSEPH SAM & TOFIE M JR	P O BOX 673	GULFPORT	MS	39502
	33070	0711K-01-039.000	OWEN TOFIE M JR	P O BOX 673	GULFPORT	MS	39502
	91259	0711K-04-039.000	OWEN TOFIE M JR ETAL	P O BOX 673	GULFPORT	MS	39502
N	95507	0711K-04-041.003	OWEN TOFIE M JR ETAL	P O BOX 673	GULFPORT	MS	39502
N	95509	0711K-04-039.001	OWEN TOFIE M JR ETAL	P O BOX 673	GULFPORT	MS	39502
N	95506	0711K-04-041.002	OWEN TOFIE M JR ETAL	P O BOX 673	GULFPORT	MS	39502
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Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	109460	0711K-03-044.001	PALMERTREE JASON	1305 DIXIE AVE	GULFPORT	MS	39501
	91220	0711K-03-026.000	PETROZZA SARA	1233 JOSEPH AVE	GULFPORT	MS	39501
	33566	0711K-02-089.000	PRIOR DOROTHY	1600 RICH AVE	GULFPORT	MS	39501
	25660	0711K-03-041.000	RAY MELVIN JEROME	1512 DIXIE AVE	GULFPORT	MS	39501
	33568	0711K-02-091.000	REAL ESTATE DEVELOPMENT LLC	17062 HENRY HOUSE RD	SAUCIER	MS	39574
	33610	0711K-03-032.000	RILEY CORINE	1217 JOSEPH AVE	GULFPORT	MS	39501
	33607	0711K-03-029.000	ROBERTS TERRONE	1211 JOSEPH AVE	GULFPORT	MS	39501
	27252	0711K-02-088.000	ROBINSON DOROTHY	1600 RICH AVE	GULFPORT	MS	39501
	33570	0711K-02-093.000	ROBINSON ROBERT J	1438 W MAGNOLIA	COMPTON	CA	90220
	33611	0711K-03-033.000	ROJAS HECTOR	2815 22ND AVE	GULFPORT	MS	39501
	32992	0711K-01-040.000	SMITH STEVIE B JR	4715 CARDINAL DR	GULFPORT	MS	39501
N	32993	0711K-01-041.000	SMITH STEVIE B JR	4715 CARDINAL DR	GULFPORT	GA	39501
N	25665	0711K-03-046.000	STATE OF MISS #56				0
	33567	0711K-02-090.000	STEVENS STERLING H JR	15326 HIGHWAY 603	KILN	MS	39556
	96045	0711K-03-008.001	SUDDETH DONALD C	P O BOX 280	LONG BEACH	MS	39560
	33612	0711K-03-034.000	WENTZELL KYRT M & RHONDA E	11124 WINDSOR HILL DR	D'IBERVILLE	MS	39540
	25663	0711K-03-044.000	WHITTEMORE EARL JR -EST- & EILEEN S L/E	17571 OLD HWY 49	SAUCIER	MS	39574
	96046	0711K-03-008.002	WILLIS GEORGE KEITH & CAROL L	P O BOX 1512	LONG BEACH	MS	39560
	33592	0711K-03-009.000	WOODMARK INVESTMENTS LLC	1514 JACQUELYN DR	HOUSTON	TX	77055
	27249	0711K-01-036.000	WSMBD LLC	P O BOX 320073	FLOWOOD	MS	39232

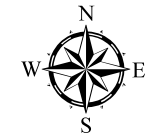
Variance



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



1 inch = 315 feet



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

RE: Variance 2210ZB183, by agent Derek Bjornstad, tax parcel 0711K-03-002.000, Variances for setbacks, 4707 Old Pass Rd, Zoned R-1-7.5 (Single-family), Ward 1

To Applicants and Adjacent Property Owners:

The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, October 20, 2022**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Zoning Board for **Thursday, October 20, 2022**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

211

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:**

IPL0092106

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

48.48

Payment Type:

Account Billed

User ID:

IPL0024925

ACCOUNT INFORMATION

GULFPORT URBAN DEVELOPMENT IP

PO BOX 1780

GULFPORT, MS 39502

228-868-5705

AccountsPayable@gulfport-ms.gov

GULFPORT URBAN DEVELOPMENT

TRANSACTION REPORT**Date**

September 28, 2022 11:51:49 AM EDT

Amount:

48.48

SCHEDULE FOR AD NUMBER IPL00921060

October 5, 2022

SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00921060**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, October 20, 2022 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development-Planning Division located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Variance 2209ZB174, by agent Kenny Bodurak, tax parcel 09100-03-020.000, Variance for parking, Court-house Rd, Zoned T4+ (General Urban Zone "Plus"), Ward 4

Variance 2210ZB177, by owners Sara Zelaya-Hernandez & Andrew Hudson, tax parcel 1007M-02-023.001, Requests variances for accessory structure size, setbacks & quantity, 13199 Mock St, Zoned R-E (Residence Estate), Ward 6

Variance 2210ZB179, by owner Andre Williams, tax parcel 0908N-01-043.000, Variances for accessory structure size, setbacks, height, and quantity, 2404 Fortson St, Zoned R-1-10 (Single-family), Ward 5

Variance 2210ZB180, by owners Ryan & Danielle Cotton, tax parcel 0807.L

12-1

01-012.009, Variances for accessory structure size and setbacks, 14428 Duckworth Cv, Zoned R-1-15 (Single-family), Ward 7

Variance 2210ZB182, by owner Dennis Barber, tax parcel 0811H-02-041.000, Variance for setback, 1507 Olive Ave, Zoned R-1-7.5 (Single-family), Ward 2

Variance 2210ZB183, by agent Derek Bjornstad, tax parcel 0711K-03-002.000, Variances for setbacks, 4707 Old Pass Rd, Zoned R-1-7.5 (Single-family), Ward 1

Variance 2210ZB187, by owners Owen Mossy & Charles Bright, tax parcel 0811L-04-016.000, Variances for parking and backing into the right-of-way, 1337 31st Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Special Exception 2210SE188, by owner Frankie Jackson, tax parcel 0809E-02-004.000, Requests a tattoo parlor use, 10000 Factory Shops Blvd, Zone B-4 (Highway business), Ward 3

Variance 2210ZB189, by agent John Ravenscroft, tax parcel 0811B-01-037.000, Variance to allow backing into the right-of-way, 2601 15th Ave, Zoned B-2 (General business), Ward 3

Variance 2210ZB193, by agent David Taylor, tax parcel 1010F-02-041.000, Variance for additional signage, 1423 Magnolia Street, Zoned T5 (Urban Center Zone), Ward 4

This the 28th day of September 2022

A. Lee Palermo, Chairman

City of Gulfport Zoning Board of Adjustment 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: October 20, 2022

Re: Variance 2210ZB187:

Variance 2210ZB187, by owners Owen Mossy & Charles Bright, tax parcel 0811L-04-016.000, Variances for parking and backing into the right-of-way, 1337 31st Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2210ZB187

Hearing Date: October 20, 2022

Current Zoning/Use: T4+ / Commercial Structure

Legal: Variance 2210ZB187, by owners Owen Mossy & Charles Bright, tax parcel 0811L-04-016.000, Variances for parking and backing into the right-of-way, 1337 31st Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

TECHNICAL DETAILS

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

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

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

Technical Report

VARIANCE

The applicant requests variances for parking. More specifically, the applicant requests: 1) a variance of 14 parking spaces to allow 7 parking spaces where 21 parking spaces are required per the proposed use; 2) a variance to allow vehicles to back into the right-of-way for an office.

- (a) The applicant notes in the application that the land area is not large enough to add any more parking spaces. However, the requirement for this section is how the land is unique compared to the other lands and buildings in the district. It is not unique as the applicant is choosing to change the use; thereby, increasing the number of required parking spaces.
- (b) In the application, it is mentioned that the property was purchased as is and no modifications have been made that would create this situation. The previous use required 1 space per 2 employees and the new proposed office use requires 1 space per 300 square feet of gross floor area for parking. Therefore, the applicant is the cause of the request for variances by converting uses.
- (c) The statement provided by the applicant does not address this section of the variance request. The site does provide the parking requirement for the previous use. However, an ordinance change may offer a solution.
- (d) Neighboring commercial businesses provide parking and onsite turn around.
- (e) Granting this variance would provide special privileges and set a precedence as other business have met parking requirements.
- (f) This property is zoned T4+, and an office use is allowed by right.

EXECUTIVE SUMMARY

The applicant has not satisfied the ordinance requirement by meeting the six conditions in order to grant variances.

Any approval should consider these conditions:

1. Approval grants a variance of 14 parking spaces to allow 7 parking spaces where 21 parking spaces are required.
2. Approval grants a variance to back into the right-of-way.
3. Need site plan showing proposed parking spaces with ADA access.
4. Any new striping shall meet the City of Gulfport standard construction details.

DEPARTMENTAL CONDITIONS

Engineering: Need site plan showing proposed parking spaces with ADA access. Memo dated 10/6/2022.

Public Works: No comment as of 10/12/2022.

Traffic and Safety: Any new striping shall meet the City of Gulfport standard construction details. Memo dated 10/3/2022.

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

GIS: No conditions. Memo dated 10/6/2022.

Technical Report

VARIANCE

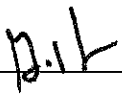
Police Department: No comment as of 10/12/2022.

Fire Department: No conditions. Memo dated 10/3/2022.

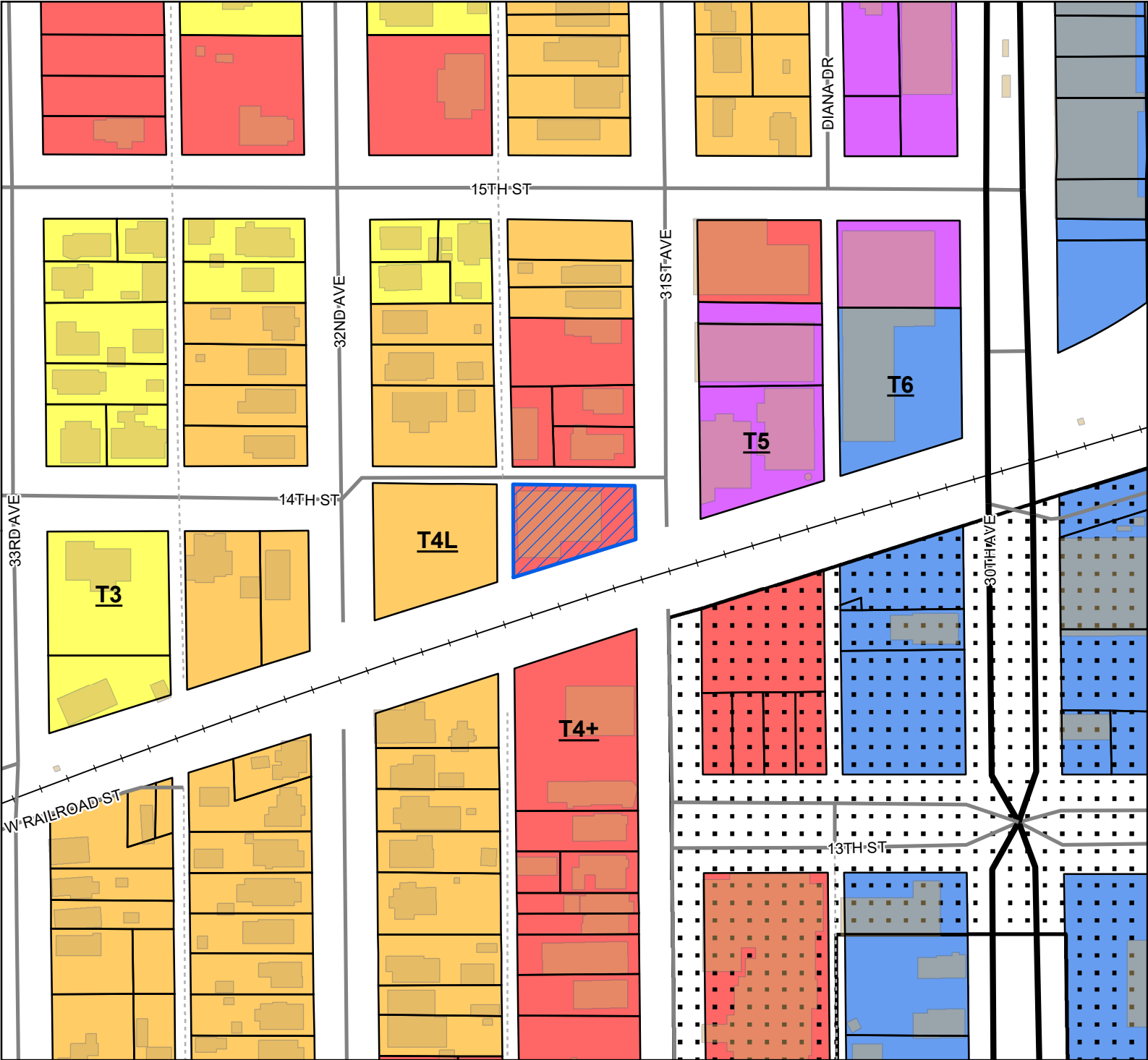
City Arborist: No conditions. Memo dated 9/30/2022.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department



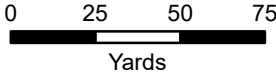
- Site
- US or State Highway
- Street
- Alley
- Railroad
- Parcels
- Buildings

Smart Code

- T6
- T5
- T4+
- T4L
- T3

Site Information

0811L-04-016.000
Zoning: T4+ (General Urban Zone Plus)
Size: 13,395 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	L

 -

0	4

 -

0	1	6

 •

0	0	0

(If necessary, use separate sheet of paper)

For Staff Use Only

Case File #: 2210ZB187Date Received: 9/6/2022

Receipt #: _____

Received By: _____

Zoning: T4+Ward: 2 Flood: XSize: 13,395 sqft.Address of Property Involved: 1337 31st Ave. Gulfport, MS. 39501

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

General Location: _____

GENERAL DESCRIPTION OF REQUEST:

Parking Variance -7 spots when 21 is required and backing out into the right away.

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

Owen R. Mossy

Printed Name Of Owner
9480 US 49

Mailing Address

Gulfport MS. 39503

City State Zip code

228-864-6411 619-743-5143

Home Phone Work/Cell Phone

Mr.Mossy@GulfportNissan.com

Email

Signature Of Owner

AGENT

Printed Name Of Agent

Mailing Address

City State Zip code

Home Phone Work/Cell Phone

Email

Signature Of Agent

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

☐

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

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) Charles Bright

ADDRESS (STREET, CITY, STATE, ZIP CODE) 110 Veterans Blvd., Suite S25, Kettawie, UT 70005

PHONE # (H) (504) 322-3945 (WK/CELL) (504) 450-6869

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: C. Bright

NAME OF OWNER (PRINT) n/a

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

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

TAX PARCEL NUMBER(S) OWNED _____

SIGN: _____

NAME OF OWNER (PRINT) n/a

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: _____

Tax Parcel# 0811L-04-016-000

1337 31st. Ave, Gulfport MS. 39501

- 1) Land area is not large enough to add any more parking spaces
- 2) I purchased property as-is and have not made any modifications that would have created this situation.
- 3) I am trying to get the power turned on to the building I purchased and I am now being told I need to have 21 parking spaces due to the size of the building.
- 4) I want to turn the power on so I can start to use the building for office space.
- 5) There is no special privilege being granted, the previous owner had the power on and had the exact same amount of parking spaces that currently exist.
- 6) T4+ is zoned for office use which will comply with all zoning requirements



Covenant Affidavit

I, Owen R. Mossy, being owner or agent of the property 1337 31st Ave
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

9/6/2022
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 6th day of September, 20 22


Notary Public



6/14/2024
Commission Expiration



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
MAG GPMS4 LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1336177
Status:	Good Standing
Effective Date:	04/20/2022
State of Incorporation:	Mississippi
Principal Office Address:	NO PRINCIPAL OFFICE ADDRESS FOUND

Registered Agent

Name
Owen Mossy
9480 Highway 49
Gulfport, MS 39503

Officers & Directors

Name	Title
Charles Bright 110 VETERANS BOULEVARD, SUITE 525 METAIRIE, LA 70001	Organizer



Area Map

Printed 09/06/22

31ST AVE

14TH ST

3108 14TH ST

0811L-04-013.000

0811L-04-014.000

0811L-04-014.000

1337 31ST AVE B

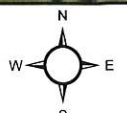
1337 31ST AVE

0811L-04-016.000

1337 31ST AVE A

Addresspoints

Parcels



1 inch = 25 feet

DATA DISCLAIMER:

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



1st JUDICIAL DISTRICT
INSTRUMENT 2022-0017980-D-J1
FILED/RECORDED 7/18/2022 4:12:01 PM
TOTAL FEES \$26.00
3 PAGES RECORDED

PREPARED BY:
TRUE TITLE OF METAIRIE, LLC
110 Veterans Blvd, Ste 525
Metairie, LA 70005
Ph No. 504-309-1030

RETURN TO:
TRUE TITLE OF METAIRIE, LLC
110 Veterans Blvd. Ste 525
Metairie, LA 70005
Ph No. 504-309-1030

For Tax Purposes, the mailing address is:
MAG GPMS4 LLC
9480 Highway 49
Gulfport, MS 39503

Indexing Instructions: Lots 13 and 14, Block 172 in Original Gulfport, City of Gulfport, Harrison County, Mississippi

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, we,

GERALD T. FAYARD and LYNDA L. PETERSON
3320 14th Street
Gulfport, MS 39501
Telephone Number: 228-265-5324

(hereinafter referred to Grantor or Grantors) do hereby sell, convey, warrant and deliver unto:

MAG GPMS4, LLC
9480 Highway 49
Gulfport, MS 39503
Telephone Number: (228) 864-6411

(hereinafter referred to Grantee), the following described real property, lying and situated in the County of Harrison, Mississippi, to-wit:

THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, situated in LOTS 13 and 14, Block 172, Original Gulfport, a subdivision of the CITY of GULFPORT, HARRISON COUNTY, MISSISSIPPI, as per the official map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi, less the North 25 feet of said Lot 13.

The improvements thereon bear the Municipal No. 1337 31ST AVENUE, GULFPORT, MISSISSIPPI 39501.

Being the same property acquired by Gerald T. Fayard and Linda L. Peterson by an act dated March 13, 1992, registered as Book 1210, Page 180.

Together with all and singular the rights, privileges, improvements and appurtenances to the same belonging or in anywise appertaining.

The Grantors herein certify that the property hereinabove conveyed forms no part of the homestead of said Grantors. Grantor does covenant with the Grantee that it is lawfully seized and possessed of said land in fee simple and has a good right to convey it, and the same is unencumbered. And Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis. All taxes after the date of this deed are specifically assumed by Grantees herein.

WITNESS OUR SIGNATURES, this 14th day of July, 2022.

Together with all and singular the rights, privileges, improvements and appurtenances to the same belonging or in anywise appertaining.

The Grantors herein certify that the property hereinabove conveyed forms no part of the homestead of said Grantors. Grantor does covenant with the Grantee that it is lawfully seized and possessed of said land in fee simple and has a good right to convey it, and the same is unencumbered. And Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis. All taxes after the date of this deed are specifically assumed by Grantees herein.

WITNESS OUR SIGNATURES, this 14th day of July, 2022.


GERALD T. FAYARD

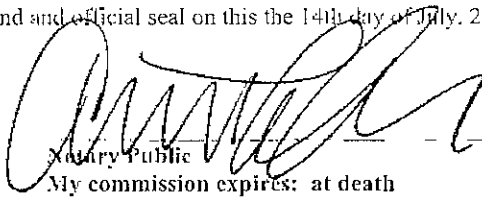

LYNDA L. PETERSON

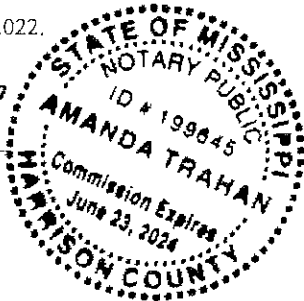
STATE OF MISSISSIPPI

COUNTY OF Harrison

Personally came and appeared before me, the undersigned authority in and for the aforesaid County and State, the within named Gerald T. Fayard and Lynda L. Peterson, who upon oath, acknowledged before me, acknowledged before me that they signed and delivered the foregoing Warranty Deed on the day and date therein mentioned as their own voluntary act and deed all for a good and valuable consideration.

WITNESS my hand and official seal on this the 14th day of July, 2022.


Notary Public
My commission expires: at death



MISCELLANEOUS PAYMENT RECPT#: 11471702
CITY OF GULFPORT

GULFPORT, MS 39501

DATE: 09/06/22 TIME: 14:41:35
CLERK: cbrown DEPT:
CUSTOMER#:

COMMENT:

CHG: PZD PLANNING AND ZO 75.00

AMOUNT PAID: 75.00

PAID BY: GULFPORT NISSAN
PAYMENT METH: CHECK
 10265

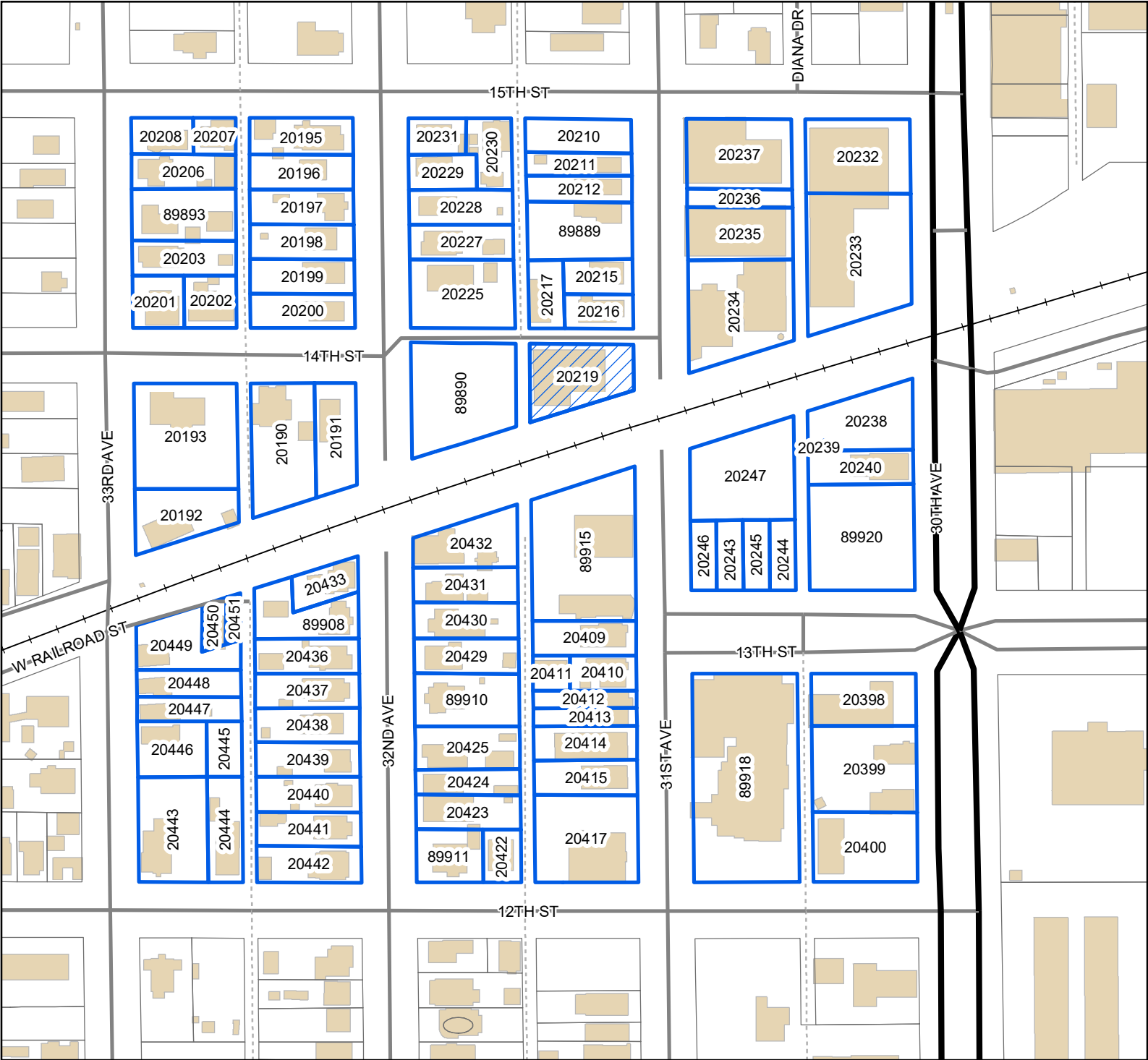
REFERENCE:

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

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
N	20219	0811L-04-016.000	MOSSY, OWEN R. (OWNER)	9840 US 49	GULFPORT	MS	39503
			BRIGHT, CHARLES (OWNER)	110 VETERANS BLVD., SUITE S25	METAIRIE	LA	70005
			Adjacent Property Owners (2210ZB187)				
	20238	0811L-04-137.000	13TH & 30TH LLC	43 FARNHAM PLACE	METAIRIE	LA	70005
	89911	0811L-04-112.000	ACHURY GROUP LLC	3120 12TH ST	GULFPORT	MS	39501
N	20206	0811L-04-037.000	ADAIR HAROLD S -L/E-	5200 W BEACH BLVD	GULFPORT	MS	39501
	20208	0811L-04-039.000	ADAIR HAROLD S -L/E-	5200 W BEACH BLVD	GULFPORT	MS	39501
	20433	0811L-04-102.000	BALL LESIA	1235 32ND AVE	GULFPORT	MS	39501
	89893	0811L-04-036.000	BAYOU RENTAL PROPERTIES INC	445 TEGARDEN RD	GULFPORT	MS	39507
	20437	0811L-04-099.000	BENNETT NEIANI F	1219 32ND AVE	GULFPORT	MS	39501
	20409	0811L-04-121.000	BOLZ GULFPORT RENTAL LLC	8 TRIANON PLAZA	NEW ORLEANS	LA	70125
	20410	0811L-04-120.000	BPF LLC	P O BOX 1326	GULFPORT	MS	39502
	20415	0811L-04-117.001	BRIGHT HOWARD T JR & BRENDA J	1213 31ST AVE	GULFPORT	MS	39501
	20195	0811L-04-027.000	BRIL MICHAEL	3211 15TH STREET	GULFPORT	MS	39501
	20190	0811L-04-073.000	C'EST FOU SERVICES LLC	916 MANGO AVE	SUNNYVALE	CA	94087
	20413	0811L-04-118.000	CAMERON CHARLES DREW & SUSAN J	108 MCCAUGHAN AVE	LONG BEACH	MS	39560
	20443	0811L-04-092.000	CHAPMAN BERNICE	3220 12TH ST	GULFPORT	MS	39501
	20444	0811L-04-093.000	DAIGLE DIANA M	3214 12TH ST	GULFPORT	MS	39501
	20439	0811L-04-097.000	DAMLOUJI MARK S	1213 32ND AVE	GULFPORT	MS	39501
	20234	0811L-04-003.000	DAVID WOLF REAL ESTATE TRUST	23499 STABLEWOOD CIR	PASS CHRISTIAN	MS	39571
N	20235	0811L-04-004.000	DAVID WOLF REAL ESTATE TRUST	23499 STABLEWOOD CIR	PASS CHRISTIAN	MS	39571
	20192	0811L-04-071.000	DEAN RICHARD L	1302 33RD AVE	GULFPORT	MS	39501
	20400	0811L-04-131.000	DOAN GIAU	3756 RIVER LOOP DRIVE	D'IBERVILLE	MS	39540
	20446	0811L-04-091.000	DUBUISSON CHARLES J	1218 33RD AVE	GULFPORT	MS	39501
N	20445	0811L-04-090.000	DUBUISSON CHARLES J	1218 33RD AVE	GULFPORT	MS	39501
	89889	0811L-04-010.000	EBHJ PROPERTIES LLC	6401 SHORE DR	OCEAN SPRINGS	MS	39564
	20414	0811L-04-117.000	ELRHOUAOUI LLC	7302 S SHELBY LN	BROKEN ARROW	OK	74014
	20216	0811L-04-014.000	FLETCHER LARRY D	22110 MCGHEE DRIVE	SAUCIER	MS	39574
	20432	0811L-04-103.000	FLORES HUMBERTO AGUILAR	1234 32ND AVE	GULFPORT	MS	39501
	20448	0811L-04-088.000	GCP3 LLC	18623 DIAMOND RD	SAUCIER	MS	39574
	20193	0811L-04-072.000	GUEL MICHAEL E	P O BOX 1045	GULFPORT	MS	39502
	20438	0811L-04-098.000	GULF COAST RENTAL HOMES INC	3505 KITES AVE	PEARL	MS	39208
	20239	0811L-04-136.000	GULF SOUTH PIPELINE COMPANY LP ATTN: [	P O BOX 20008	OWENSBORO	KY	42304
	89920	0811L-04-134.000	GULF SOUTH SURGERY CENTER LLC	1206 31ST AVE	GULFPORT	MS	39501
	20442	0811L-04-094.000	HAWK LINDA MADDEN & THOMAS EUGENE	217 ROBINSON SPRINGS RD	FLORA	MS	39071
	20425	0811L-04-109.000	HENDERSON KENT W	1212 32ND AVE	GULFPORT	MS	39501

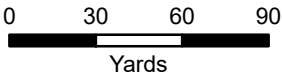
Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	20429	0811L-04-106.000	HODA JOANN HENDON	1224 32ND AVE	GULFPORT	MS	39501
	89910	0811L-04-107.000	HODA MICHAEL LEON	1220 32ND AVE	GULFPORT	MS	39501
	20450	0811L-04-086.000	HOFFMAN ANNEITTA	15350 HWY 49	GULFPORT	MS	39503
	20451	0811L-04-085.000	HOLLIMAN MECCALENA	15350 HWY 49	GULFPORT	MS	39503
	20240	0811L-04-135.000	HOLT WILLIE E-L/E-&ZENOBIA ANN-L/E-	13232 CHASAE LANE	GULFPORT	MS	39503
	20198	0811L-04-030.000	LARSEN ALLISON	1035 TREME ST	NEW ORLEANS	LA	70116
	20411	0811L-04-120.001	LAWLER BILL	11621 KATIE DRIVE	PASS CHRISTIAN	MS	39571
	20203	0811L-04-035.000	LEVY ELIZABETH B	1408 33RD AVE	GULFPORT	MS	39501
	20441	0811L-04-095.000	LILES DUSTIN & SARAH	1205 32ND AVE	GULFPORT	MS	39501
	20237	0811L-04-006.000	LOCK KEVIN H	3019 15TH ST	GULFPORT	MS	39501
	89908	0811L-04-101.000	LOPEZ TARMA TOY & RICHARD L HANEY	1229 32ND AVE	GULFPORT	MS	39501
	20228	0811L-04-023.000	LOUPE RONALD J	512 NORTH PIERCE AVE	METAIRIE	LA	70003
	20423	0811L-04-111.000	MATTOX CAROLE L	1206 32ND AVE	GULFPORT	MS	39501
	20200	0811L-04-032.000	MCGUIRE DAVID M	602 BUNKER HILL ROAD	CLARKSVILLE	TN	37042
	20412	0811L-04-119.000	MELINDA KATHLEEN STECK REV -TRUST-	602 LOUIS DR	HOUMA	LA	70364
	20202	0811L-04-033.000	MONTAGUE DOROTHY J	3214 14TH ST	GULFPORT	MS	39501
	20398	0811L-04-133.000	O'NEAL/STROO PROPERTIES LLC	21 TREASURE PT	HATTIESBURG	MS	39402
	20196	0811L-04-028.000	PITTS WALTER J	1419 32ND AVE	GULFPORT	MS	39501
	20424	0811L-04-110.000	POLK VANESSA	1210 32ND ST	GULFPORT	MS	39501
	20197	0811L-04-029.000	PUFFER LAURA C	1415 32ND AVE	GULFPORT	MS	39501
	20211	0811L-04-008.000	QUISENBERRY KENNETH & LISA	256 MORNINGSIDE AVE	DAYTONA BEACH	FL	32118
	20201	0811L-04-034.000	REAM GARY	3224 14TH STREET	GULFPORT	MS	39501
	20232	0811L-04-001.000	RENAUDIN FAMILY PROPERTIES LLC	711 OXLEY STREET	KENNER	LA	70065
N	20233	0811L-04-002.000	RENAUDIN FAMILY PROPERTIES LLC	711 OXLEY STREET	KENNER	LA	70065
	20440	0811L-04-096.000	RITCHIE C STEPHEN	1209 32ND AVE	GULFPORT	MS	39501
	20447	0811L-04-089.000	SCOTT WILLIAM JH JR	1220 33RD AVE	GULFPORT	MS	39501
	20229	0811L-04-024.000	SIMPSON AGNES MARIE GUNDLING	420 COUNTRY CLUB BLVD	SLIDELL	LA	70458
	20231	0811L-04-026.000	SIMPSON AUGUSTUS A JR	420 COUNTRY CLUB BLVD	SLIDELL	LA	70458
	20212	0811L-04-009.000	SMITH BUILDING CONSULTANTS LLC	808 E OLD PASS RD	LONG BEACH	MS	39560
	20430	0811L-04-105.000	SMITH DANNA L	1228 32ND AVE	GULFPORT	MS	39560
	20422	0811L-04-113.000	SPEARS PATRICIA ANN	3116 12TH ST	GULFPORT	MS	39501
	20247	0811L-04-124.000	SSC REALTY INVESTMENTS LLC	3017 13TH ST	GULFPORT	MS	39501
N	20246	0811L-04-127.000	SSC REALTY INVESTMENTS LLC	3017 13TH ST	GULFPORT	MS	39501
N	20244	0811L-04-125.000	SSC REALTY INVESTMENTS LLC	3017 13TH ST	GULFPORT	MS	39501
N	20245	0811L-04-126.000	SSC REALTY INVESTMENTS LLC	3017 13TH ST	GULFPORT	MS	39501
N	89918	0811L-04-128.000	SSC REALTY INVESTMENTS LLC	3017 13TH ST	GULFPORT	MS	39501

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
N	20243	0811L-04-127.001	SSC REALTY INVESTMENTS LLC	3017 13TH ST	GULFPORT	MS	39501
	20207	0811L-04-038.000	SUNFLOWER PROPERTIES LLC	#8 BAYOU PLACE	GULFPORT	MS	39503
	20225	0811L-04-020.000	T D ENTERPRISE LLC	160 COUNTY RD 301	PARACHUTE	CO	81635
	20230	0811L-04-025.000	TAPPAN SHANNON PAUL ETAL	3115- 15TH STREET	GULFPORT	MS	39501
	20227	0811L-04-022.000	TOMOHAWK PROPERTIES LLC	7247 LIVE OAK WAY	PASS CHRISTIAN	MS	39571
	20417	0811L-04-115.000	UNDERSEA OPERATIONS LLC	1201 31ST AVE	GULFPORT	MS	39501
	89915	0811L-04-122.000	VESTRY LLC THE	1301 31ST AVE	GULFPORT	MS	39501
	20431	0811L-04-104.000	WEIL TRAVERS J	1230 32ND AVE	GULFPORT	MS	39501
	20191	0811L-04-074.000	WESTRICK RANDY R	17464 COUNTRY OAK LANE	GULFPORT	MS	39503
	20436	0811L-04-100.000	WILSON JOHN T	1225 32ND AVE	GULFPORT	MS	39507
	20217	0811L-04-013.000	WILSON MARY E	3 DONNA CIRCLE	LONG BEACH	MS	39560
	20236	0811L-04-005.000	WOLF DAVID -TRUSTEE-	4012 ADAMS AVE	GULFPORT	MS	39507
	20210	0811L-04-007.000	WOLF DAVID REAL ESTATE TRUST C/O DAVI	23499 STABLEWOOD CIR 6805	PASS CHRISTIAN	MS	39571
N	20215	0811L-04-012.000	WOLF DAVID REAL ESTATE TRUST C/O DAVI	23499 STABLEWOOD CIR 6805	PASS CHRISTIAN	MS	39571
N	89890	0811L-04-017.000	WOLF DAVID REAL ESTATE TRUST C/O DAVI	23499 STABLEWOOD CIR 6805	PASS CHRISTIAN	MS	39571
	20449	0811L-04-087.000	WOLFSON VINCENT J	1224 33RD AVE	GULFPORT	MS	39501
	20399	0811L-04-132.000	WUA 30TH AVENUE LLC	P O BOX 907	GULFPORT	MS	39502
	20199	0811L-04-031.000	ZANDER GAIL S FKA	1407 32ND AVENUE	GULFPORT	MS	39501



Legend

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



1 inch = 200 feet



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

RE: Variance 2210ZB187, by owners Owen Mossy & Charles Bright, tax parcel 0811L-04-016.000, Variances for parking and backing into the right-of-way, 1337 31st Ave, Zoned T4+ (General Urban Zone "Plus"), 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, October 20, 2022**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Zoning Board for **Thursday, October 20, 2022**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

211

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:**

IPL0092106

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

48.48

Payment Type:

Account Billed

User ID:

IPL0024925

ACCOUNT INFORMATION

GULFPORT URBAN DEVELOPMENT IP

PO BOX 1780

GULFPORT, MS 39502

228-868-5705

AccountsPayable@gulfport-ms.gov

GULFPORT URBAN DEVELOPMENT

TRANSACTION REPORT**Date**

September 28, 2022 11:51:49 AM EDT

Amount:

48.48

SCHEDULE FOR AD NUMBER IPL00921060

October 5, 2022

SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00921060**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, October 20, 2022 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development-Planning Division located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Variance 2209ZB174, by agent Kenny Bodurak, tax parcel 09100-03-020.000, Variance for parking, Court-house Rd, Zoned T4+ (General Urban Zone "Plus"), Ward 4

Variance 2210ZB177, by owners Sara Zelaya-Hernandez & Andrew Hudson, tax parcel 1007M-02-023.001, Requests variances for accessory structure size, setbacks & quantity, 13199 Mock St, Zoned R-E (Residence Estate), Ward 6

Variance 2210ZB179, by owner Andre Williams, tax parcel 0908N-01-043.000, Variances for accessory structure size, setbacks, height, and quantity, 2404 Fortson St, Zoned R-1-10 (Single-family), Ward 5

Variance 2210ZB180, by owners Ryan & Danielle Cotton, tax parcel 0807.L

12-1

01-012.009, Variances for accessory structure size and setbacks, 14428 Duckworth Cv, Zoned R-1-15 (Single-family), Ward 7

Variance 2210ZB182, by owner Dennis Barber, tax parcel 0811H-02-041.000, Variance for setback, 1507 Olive Ave, Zoned R-1-7.5 (Single-family), Ward 2

Variance 2210ZB183, by agent Derek Bjornstad, tax parcel 0711K-03-002.000, Variances for setbacks, 4707 Old Pass Rd, Zoned R-1-7.5 (Single-family), Ward 1

Variance 2210ZB187, by owners Owen Mossy & Charles Bright, tax parcel 0811L-04-016.000, Variances for parking and backing into the right-of-way, 1337 31st Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Special Exception 2210SE188, by owner Frankie Jackson, tax parcel 0809E-02-004.000, Requests a tattoo parlor use, 10000 Factory Shops Blvd, Zone B-4 (Highway business), Ward 3

Variance 2210ZB189, by agent John Ravenscroft, tax parcel 0811B-01-037.000, Variance to allow backing into the right-of-way, 2601 15th Ave, Zoned B-2 (General business), Ward 3

Variance 2210ZB193, by agent David Taylor, tax parcel 1010F-02-041.000, Variance for additional signage, 1423 Magnolia Street, Zoned T5 (Urban Center Zone), Ward 4

This the 28th day of September 2022

A. Lee Palermo, Chairman

City of Gulfport Zoning Board of Adjustment 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: October 20, 2022

Re: Special Exception 2210SE188:

Special Exception 2210SE188, by owner Frankie Jackson, tax parcel 0809E-02-004.000,
Requests a tattoo parlor use, 10000 Factory Shops Blvd, Zone B-4 (Highway business), Ward 3

Technical Report

SPECIAL EXCEPTION

GENERAL INFORMATION

Case File Number: 2210ZB188

Hearing Date: Zoning Board October 20, 2022
Planning Commission October 27, 2022

Current Zoning/Use: B4 / Commercial Structure

Legal: Special Exception 2210SE188, by owner Frankie Jackson, tax parcel 0809E-02-004.000, Requests a tattoo parlor use, 10000 Factory Shops Blvd, Zone B-4 (Highway business), Ward 3

TECHNICAL DETAILS

The applicant request a Special Exception to allow a tattoo shop located at 10000 Factory Shops Blvd, Suite. 235. On Thursday, October 6, 2022, a site visit was conducted and staff found that the applicant meet all distance requirements of 1,000 feet from any school, liquor store, museum or library. In addition, the site is equipped with the required parking of a tattoo shop. With the surrounding businesses being retail and mixed use, the tattoo shop would be in harmony with the surrounding area.

EXECUTIVE SUMMARY

Upon staff review of the submitted application and site visit, the site parking lot provides onsite turnaround and exceeds the number of required parking spaces for the proposed use.

Any approval should consider these conditions:

1. Approval would allow the use of a tattoo shop.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 10/6/2022.

Public Works: No conditions. Memo dated 10/6/2022.

Traffic and Safety: No conditions. Memo dated 10/3/2022.

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

GIS: No conditions. Memo dated 10/6/2022.

Police Department: No comment as of 10/10/2022.

Fire Department: No conditions. Memo dated 10/3/2022.

Technical Report
SPECIAL EXCEPTION

City Arborist:

No conditions. Memo dated 8/30/2022.

DIRECTOR APPROVAL

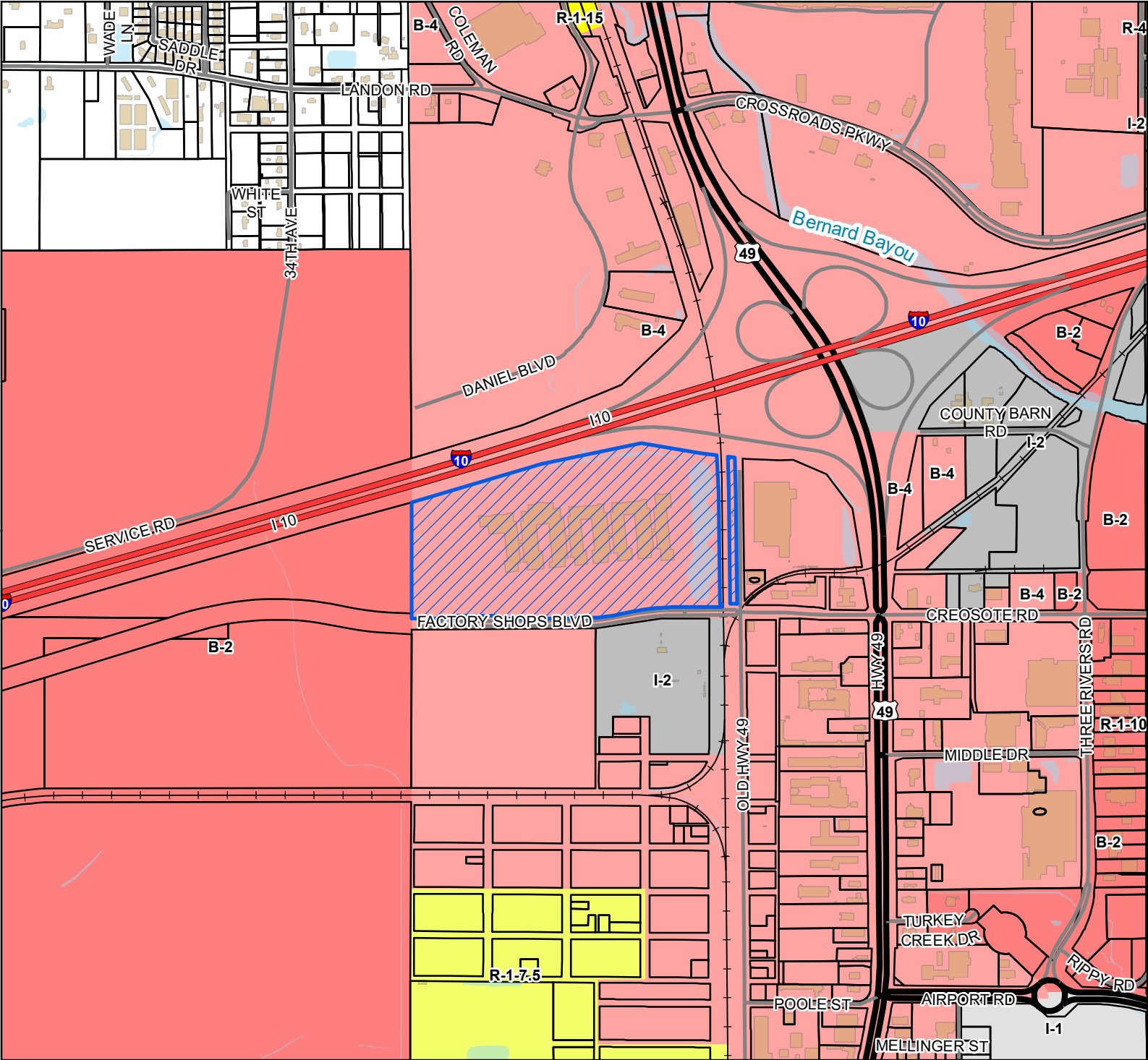
This report has been reviewed and approved by:

Greg Pietrangelo

Director of Urban Development Department

P.12

P.12



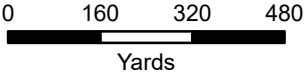
Legend

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

Zoning

- B-2 - General Business District
- B-4 - Highway Business District
- I-1 - Light Industry District
- I-2 - Heavy Industry District
- R-1-10 - Single Family Residence (Low Density)
- R-1-15 - Single Family Residence District (Low Density)
- R-1-7.5 - Single Family Residence District (Low Density)
- R-4 - General Residence (High Density)

Site Information
0809E-02-004.000
Zoning: B-4 (Highway business)
Size: 55.9 Acres
Flood: X



1 inch = 1,000 feet



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

APPLICATION FOR SPECIAL EXCEPTION

Property Information

TAX PARCEL #

0	8	0	9	E

 -

0	2

 -

0	0	4

 •

0	0	0

For Staff Use Only
Case File #: 22105E188
Date Received: 9/6/2022
Receipt #: _____
Received By: _____
Zoning: B-4
Ward: 3 Flood: X
Size: 55.9 Acres
(If necessary, use separate sheet of paper)

Address of Property Involved: 10000 Factory Shops Blvd

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

General Location: Gulfport Premium Outlets. 16th section land; Township 6; Range 12

GENERAL DESCRIPTION OF REQUEST:

Gulfport Premium Outlets is requesting the approval to extend the use of the shopping center to include tattoo shop.

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

Gulfport Factory Shops
Printed Name Of Owner
10000 Factory Shops Blvd
Mailing Address
Gulfport, MS 39531
City _____ State _____ Zip code _____
228.867.6101
Home Phone _____ Work/Cell Phone _____
pmeinzingers@simon.com
Email _____
San Meinzingers
Signature Of Owner

AGENT

Frankie Jackson
Printed Name Of Agent
12056 Carnegie Ave
Mailing Address
Gulfport MS 39503
City _____ State _____ Zip code _____
228 563 4181 228 265 3634
Home Phone _____ Work/Cell Phone _____
Fjackson4ever@gmail.com
Email _____
[Signature]
Signature Of Agent

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

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

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

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

Pamela B Meinzinger
NAME OF OWNER (PRINT) _____

10000 Factory Shops Blvd, Gulfport, MS 39531
ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

228.867.6101
PHONE # (H) _____ (W) _____

0506-16-0001-002
TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE:  _____

NAME OF OWNER (PRINT) _____

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

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

NAME OF OWNER (PRINT) _____

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

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

(Use additional forms as needed)

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



Designation of Agent

I, Pam Meinzinger, being owner of the property Gulfport Premium Outlets
PRINT NAME PRIMARY ADDRESS OF PARCEL

which is the subject of this application hereby authorizing Frankie Jackson to
PRINT NAME

Act as my representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/pr
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.

Such designation shall be for the sole purpose of representing his business interest and its future at the
property and not as the owner of Gulfport Premium Outlets.

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

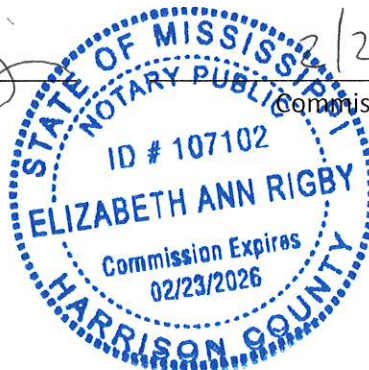
Pam Meinzinger
Signature

9/6/22
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 6th day of September, 20 22

Elizabeth S.
Notary Public Commission Expiration 2/23/2026



Part F

- Ingress and egress to the property will be on the south side of the property; it has two entry/exit points off of Factory Shop Boulevard.
- Off street parking or unloading is not required for this particular special exception. Also in regards to adjoining properties and/or properties in the district; they will not be effected economically by noise, glare or odors from this special exception.
- Refuse and service area will continue to operate at normal capacity. Nothing extra is needed.
- The accessibility and/or maintenance for the utilities will be normal and will not interfere with this special exception.
- In reference to the screening and buffering, no familiarity with the type of bushes that are located in front of the "special exception", but the dimensions are as follows: 2'x18" and the length runs along the distance of the corridor on said property.
- Signage will fall in compliance with all the other establishments and will not differ in any fashion. Lastly there will be no exterior lightning other than what's already provide for the property.
- No required yards or open spaces for this special exception will be needed.
- Although this special exception is different from what the property is used to; it will open up and attract more customers from different demographics and geographic locations. Therefore introducing more customers to the other establishments with the hopes of possibly increasing the surrounding stores revenue.

Part G

- I will not need any additional transportation and access to my business.
- I do not require any additional water supply and waste disposal to my business
- I do not require any additional fire, police protection and/or other public facilities
- My business will cause undue traffic congestion nor will my business create a traffic hazard.
- My business will be in harmony with the orderly and appropriate development of the district in which the use is located.

Registered Agent/Office Statement of Change
Profit Corporation

1. Corporate ID

⇒

0617023

2. Corporate Name

⇒

PRIME RETAIL, INC.

3. Federal Tax ID

⇒

52-1836258

4. Name and Street Address of the Registered Agent and Registered Office (as on file with the Secretary of State)

⇒

Name

CT CORPORATION SYSTEM

⇒

Physical
Address

118 North Congress Street

⇒

P.O. Box

⇒

City, State, ZIP5, ZIP4

Jackson

MS

39201 -

5. New Registered Agent's Name and Registered Office

⇒

PAMELA B. MEINZINGER

⇒

Physical
Address

10000 Factory Shops Boulevard

⇒

P.O. Box

⇒

City, State, ZIP5, ZIP4

Gulfport

MS

39503 -

Registered Agent/Office Statement of Change
Profit Corporation

6. If agent has changed, mark appropriate box

☒ X

6A: The undersigned hereby accepts designation as registered agent for service of process

Signature of Registered Agent
(Please keep writing within block)

OR

☐ 6B: Statement of written consent is attached, signed by the new registered agent

7. The Corporation has been notified of the change of registered office.

☐ Yes☒ X

No

By: Signature

(Please keep writing within block)

Printed Name

C. Alan Schroeder

Title

Secretary

Filing Fee: \$10.00

**Certificate of Cancellation
of Foreign Limited Partnership**

The undersigned, pursuant to Section 79-14-906 of the Mississippi Code of 1972, as amended, hereby executes the following Certificate of Cancellation and sets forth:

1. Name of Limited Partnership

⇒ PRIME RETAIL SERVICES LIMITED PARTNERSHIP

2. The Limited Partnership desires to cancel its registration to do business in this State of Mississippi.

By: Signature

(Please keep writing within blocks)

Printed Name

C. Alan Schroeder

Title

Senior Vice
President, General
Counsel & Secretary

Acknowledgment

State

MARYLAND

City

BALTIMORE

I, Eugenie C. Schwind

a Notary Public, do hereby certify that on the

19th

day of

February

19

98

, C. Alan Schroeder

who being by me first duly sworn, declared that he is a general partner of the above Limited Partnership and personally appeared before me declaring that the statements herein contained are true.

Notary Seal

(Keep seal within block)

Notary Public

My commission expires

November 1, 1999

Registered Agent/Office Statement of Change
Profit Corporation

1. Corporate ID



062234

2. Corporate Name



PRIME RETAIL FINANCE II, INC.

3. Federal Tax ID



52-1921411

4. Name and Street Address of the Registered Agent and Registered Office (as on file with the Secretary of State)



Name

CT CORPORATION SYSTEM

Physical
Address

118 North Congress Street



P.O. Box



City, State, ZIP5, ZIP4

Jackson

MS

39201 -

5. New Registered Agent's Name and Registered Office



PAMELA B. MEINZINGER

Physical
Address

10000 Factory Shops Boulevard



P.O. Box



City, State, ZIP5, ZIP4

Gulfport

MS

39503 -

OFFICE OF THE MISSISSIPPI SECRETARY OF STATE
P.O. BOX 136, JACKSON, MS 39205-0136 (601) 359-1333
Registered Agent/Office Statement of Change
Profit Corporation



6. If agent has changed, mark appropriate box

☒ X

6A: The undersigned hereby accepts designation as registered agent for service of process

Signature of Registered Agent
(Please keep writing within block)

OR

☐ 6B: Statement of written consent is attached, signed by the new registered agent

7. The Corporation has been notified of the change of registered office.

☐ Yes☒ X

No

By: Signature

(Please keep writing within block)

Printed Name

C. Alan Schroeder

Title

Senior Vice
President,
General Counsel
and Secretary

Filing Fee: \$10.00

Application for Appointment of Registered Agent



1. Name of the Limited Partnership

⇒ GULFPORT FACTORY SHOPS LIMITED PARTNERSHIP

2. It was formed under the laws of the state or other jurisdiction of

⇒ Delaware

3. Name and Street Address of the Registered Agent and Registered Office is

⇒ Name Pamela B. Meinzinger

⇒ Physical Address 10000 Factory Shops Blvd.

⇒ P.O. Box

⇒ City, State, ZIP5, ZIP4

Gulfport

MS

39503

-

is designated and appointed registered agent of this Limited Partnership in the State of Mississippi upon whom service of process against this Limited Partnership may be had in the event of any suit against this Limited Partnership in said State; and that all prior designations and appointments of registered agents, if any, be and the same hereby revoked.

⇒ Witness my signature, and the SEAL of said Company, this the 3rd day of February 19 98 (year)

By: Signature

(Please keep writing within blocks)

Printed Name

C. Alan Schroeder

Title

Senior Vice
President -General
Counsel & Secretary

The undersigned hereby accepts the above designation and appointment of registered agent for service of process

⇒ Dated in Mississippi, the 10th day of February AD, 1998 (year)Signature
of Registered
Agent

(Please keep writing within blocks)

Application for Appointment of Registered Agent



1. Name of the Limited Partnership

⇒

PRIME RETAIL, L.P.

2. It was formed under the laws of the state or other jurisdiction of

⇒

Delaware

3. Name and Street Address of the Registered Agent and Registered Office is

⇒

Name

Pamela B. Meinzinger

⇒

Physical
Address

10000 Factory Shops Boulevard

⇒

P.O. Box

⇒

City, State, ZIP5, ZIP4

Gulfport

MS

39503 -

is designated and appointed registered agent of this Limited Partnership in the State of Mississippi upon whom service of process against this Limited Partnership may be had in the event of any suit against this Limited Partnership in said State; and that all prior designations and appointments of registered agents, if any, be and the same hereby revoked.

⇒

Witness my signature, and the SEAL of said Company, this the

3rd

day of

February

19

98

(year)

By: Signature

(Please keep writing within blocks)

Printed Name

C. Alan Schroeder

Title

Senior Vice
President, General
Counsel & Secretary

The undersigned hereby accepts the above designation and appointment of registered agent for service of process

⇒

Dated in

Mississippi, the

10th

day of

February

AD,

1998

(year)

Signature

of Registered
Agent

(Please keep writing within blocks)

CONVEYANCE OF LEASEHOLD INTEREST

WHEREAS, the BOARD OF EDUCATION OF HARRISON COUNTY SCHOOL DISTRICT, MISSISSIPPI, herein "LESSOR," entered into that certain Amended Lease Agreement for sixteenth section land located in Harrison County, Mississippi, with H. Gordon Myrick, herein "MYRICK," dated June 7, 1993, and recorded in the office of the Chancery Clerk, First Judicial District, Harrison County, Mississippi, in Deed Book 1264 at page 345; and,

WHEREAS, the Amended Lease Agreement recorded in Deed Book 1264 at page 345 amended that certain Lease and Amended Lease Agreements referenced as follows:

- 1) Lease Agreement dated April 1, 1985 and recorded in Deed Book 1010 at page 36;
- 2) Amended Lease dated October 24, 1988 and recorded in Deed Book 1132 at page 218;
- 3) Amended Lease dated October 16, 1989 and recorded in Deed Book 1150 at page 129; and,

WHEREAS, said Amended Lease Agreement provides in paragraph 6 thereof that MYRICK may transfer, sublease or assign all rights, title and interest under said Amended Lease in its entirety and that approval for such transfer, sublease or assignment shall not be arbitrarily withheld; and,

WHEREAS, MYRICK desires to transfer, convey and assign unto GULFPORT FACTORY SHOPS LIMITED PARTNERSHIP all of his rights, title and interest in and to the leased premises described in the Amended Lease Agreement dated June 7, 1993; and

WHEREAS, GULFPORT FACTORY SHOPS LIMITED PARTNERSHIP, desires to purchase and acquire all of MYRICK's rights, title and interest in and to the lease premises and to enter into a new lease with the LESSOR for the purpose of establishing the rights, title, interest, duties, obligations and liabilities of the parties to such newly executed Lease Agreement.

NOW, THEREFORE, for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, H. GORDON MYRICK, does hereby grant, bargain, sell, transfer, assign, convey and warrant, unto GULFPORT FACTORY SHOPS LIMITED PARTNERSHIP all of his rights, title and interest in and to the leased premises lying in Section 16, Township 7 South, Range 11 West, First Judicial District, Harrison County, Mississippi, and more particularly described in Exhibit "A" attached hereto and incorporated herein by reference as if fully copied in words and figures.

The leased premises transferred and conveyed herein is subject to certain right-of-way easements for Mississippi Power Company, AT&T and the Kansas City Southern Railroad and such other right-of-way easements, reservations, restrictions, conditions and covenants on file and of record in the office of the Chancery Clerk, First Judicial District, Harrison County, Mississippi.

By joinder hereinbelow, the BOARD OF EDUCATION OF HARRISON COUNTY SCHOOL DISTRICT, MISSISSIPPI, LESSOR, and the BOARD OF SUPERVISORS, HARRISON COUNTY, MISSISSIPPI, hereby consent, ratify and approve MYRICK's sale, transfer, assignment and conveyance unto GULFPORT FACTORY SHOPS LIMITED PARTNERSHIP and by separate agreement of even date herewith, do hereby ratify and approve a new Lease Agreement by and between the BOARD OF EDUCATION OF HARRISON COUNTY SCHOOL DISTRICT, as LESSOR, and GULFPORT FACTORY SHOPS LIMITED PARTNERSHIP, as LESSEE.

The consent, ratification and approval of MYRICK's transfer and conveyance by the BOARD OF EDUCATION OF HARRISON COUNTY SCHOOL DISTRICT, LESSOR, and the BOARD OF SUPERVISORS, HARRISON COUNTY, MISSISSIPPI, is effective upon the date of execution hereof by the LESSOR and entry of an order approving the same upon its minutes.

IN WITNESS WHEREOF, this instrument is executed by H. GORDON MYRICK, LESSEE, this the 20th day of February, 1995.

H. GORDON MYRICK

BY: 

RATIFIED AND APPROVED by the Board of Education of Harrison
County School District - LESSOR, this the 20th day of February,
1995.

BOARD OF EDUCATION OF HARRISON
COUNTY SCHOOL DISTRICT - LESSOR

BY: John H. Johnson

TITLE: PRESIDENT

BY: Henry A. Ledge

TITLE: COUNTY SUPERINTENDENT
OF EDUCATION

RATIFIED AND APPROVED by the Board of Supervisors, Harrison
County, Mississippi, this the 27th day of February, 1995.

BOARD OF SUPERVISORS, HARRISON
COUNTY, MISSISSIPPI

BY: Bobby Clatteris

TITLE: PRESIDENT

ATTEST: H. H. Cheel by Jenell Tompkins

TITLE: CLERK

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in
and for the aforesaid County and State, on this 20th day of
February, 1995, within my jurisdiction, the within
named H. GORDON MYRICK, who acknowledged that he executed the above
and foregoing instrument for the purposes therein expressed as his
voluntary act and deed.

This the 20th day of February, 1995.

Shawn H. Clark
NOTARY PUBLIC

MY COMMISSION EXPIRES:

October 28, 1997

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the aforesaid County and State, on this 20th day of February, 1995, within my jurisdiction, the within named John Johnson, who acknowledged that as President, on behalf and by authority of the BOARD OF EDUCATION OF HARRISON COUNTY SCHOOL DISTRICT, a body politic of the State of Mississippi, and as its act and deed; he executed the above and foregoing instrument, after first having been duly authorized by said School District so to do.

This the 20th day of February, 1995.

Rebecca Cunningham
NOTARY PUBLIC

MY COMMISSION EXPIRES:

4/1/99

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the aforesaid County and State, on this 27th day of February, 1995, within my jurisdiction, the within named Robert Phillips, who acknowledged that as President, on behalf and by authority of the BOARD OF SUPERVISORS, HARRISON COUNTY, MISSISSIPPI, as a body politic of the State of Mississippi, and as its act and deed; he executed the above and foregoing instrument, after first having been duly authorized by said Harrison County so to do.

This the 27th day of February, 1995.

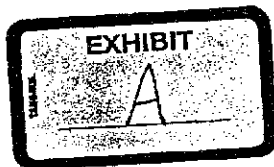
Diana L. Kynard
NOTARY PUBLIC

MY COMMISSION EXPIRES:

7-12-95

Commencing at the southwest corner of Section 16 which is the Point of Beginning; then run N 89° 53' E along the south section line to the intersection of the west right-of-way of Old Highway 49; then run northerly along the West right-of-way line of Old Highway 49 to the intersection of the south right-of-way line of Interstate Highway #10; thence run Westerly along the south right-of-way line of Interstate Highway #10 to the intersection of the west section line; thence run S 0° 09' E along the west section line to the southwest corner of Section 16, the point of beginning. The parcel containing 59.6 acres with 10.73 acres being dedicated County road and Mississippi Power Company right-of-way and less 2.15 acres leased to MidSouth Rail Corporation for the main line railroad right-of-way for a total of 46.72 acres of leasable land.

user3/973.001/Earnest1.Mny/LibaP.



INDEXING INSTRUCTIONS:

Developmental Parcel - Parcel "A"

A parcel located at the SW 1/4 lying South of Interstate 10, Section 16, Township 7 South, Range 11 West, First Judicial District, Harrison County, Mississippi.

Mitigation Parcel - Parcel "B"

A parcel located in the SW 1/4 of the NW 1/4 lying South of Hwy. 53, Section 16, Township 6 South, Range 12 West, First Judicial District, Harrison County, Mississippi.

PREPARED BY AND RETURN TO:

Hugh D. Keating, Esquire
MSB No.: 3536
Dukes, Dukes, Keating & Paneca, P.A.
P. O. Drawer W
Gulfport, MS 39502
Telephone: 601-868-1111
Fax: 601-863-2886

STATEMENT OF FEES

Recording Fee	\$5.00
Abstracting/Section Fee at \$1.00 each	1.00
Marginal Entry at .50 each	
Other	
TOTAL FEES COLLECTED	7.00

LAWRENCE GREENWOOD DEBARS

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT:

I hereby certify that this instrument was received and filed for record at 3 o'clock and 23 minutes P. M. on 7 day of March, A.D. 1995 and recorded Mar 8th, 1995 in Records of Deeds Book 1299 Pages 144-149

G. N. CREEL, Chancery Clerk

By Lynn Kuxard, D.C.

1310



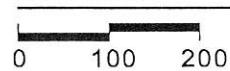
Project Data

Total GLA 300,348
 TOTAL PARKING SPACES: 1972
 SPACE/1000 SF OF GLA: 6.57

Modified: January 25, 2022

▲ Primary Entrances ▲ Secondary Access

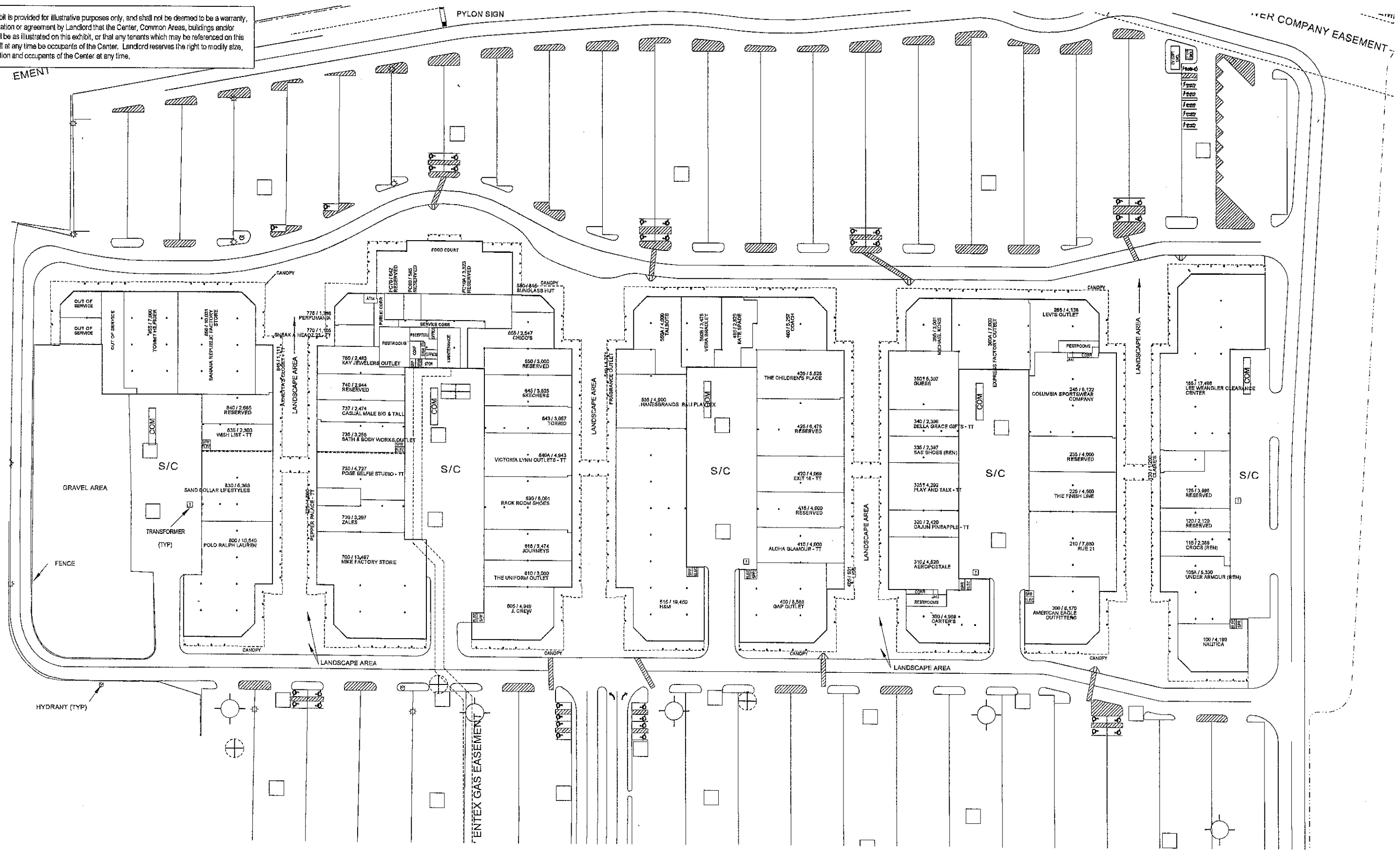
Site Plan



Gulfport Premium Outlets
 10000 Factory Shop Blvd
 Gulfport, MS 39503
 CORP # 7968

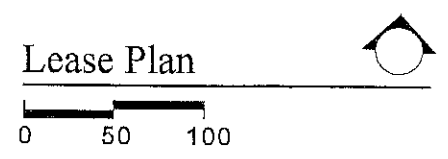


This exhibit is provided for illustrative purposes only, and shall not be deemed to be a warranty, representation or agreement by Landlord that the Center, Common Areas, buildings and/or stores will be as illustrated on this exhibit, or that any tenants which may be referenced on this exhibit will at any time be occupants of the Center. Landlord reserves the right to modify size, configuration and occupants of the Center at any time.



Modified: July 02, 2022

● Change of Elevation
 - - - - - Structural Element



Project Data
 Total GLA 300,348

Gulfport Premium Outlets
 10000 Factory Shop Blvd
 Gulfport, MS 39503
 CORP # 7968

SIMON®
PREMIUM OUTLETS



Search here



10

Gulfport Premium
Outlets Food Court



Carter's
Offer availab

Gorjus Accessories

Gulfport Premium Outlets

Bella Grace
Jewelry and Gifts

Factory Shop Blvd

MISCELLANEOUS PAYMENT RECPT#: 11472203
CITY OF GULFPORT

GULFPORT, MS 39501

DATE: 09/06/22 TIME: 15:58:18
CLERK: tsjohnson DEPT:
CUSTOMER#:

COMMENT:

CHG: PZD PLANNING AND ZO 75.00

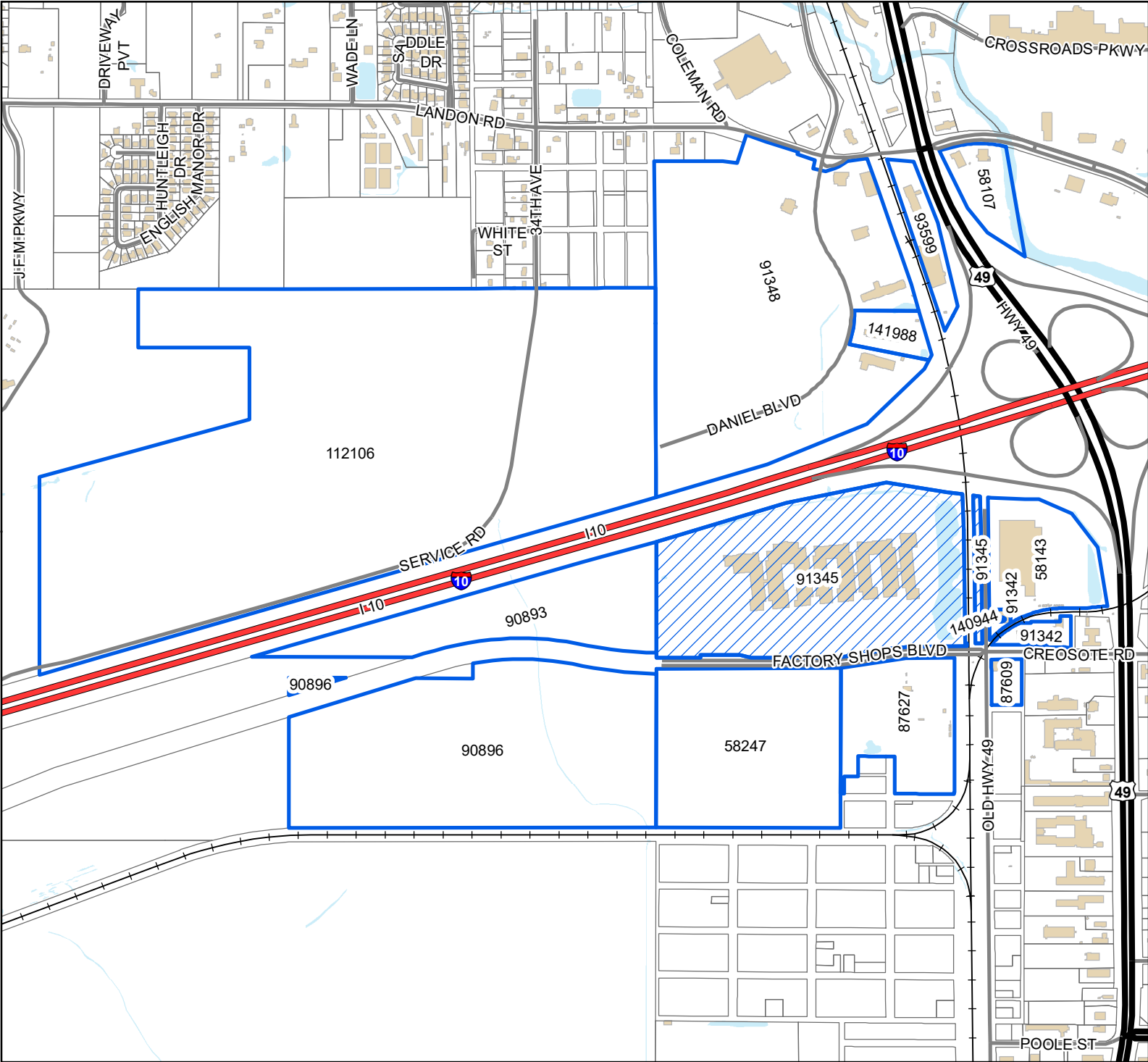
AMOUNT PAID: 75.00

PAID BY: FRANKIE JACKSON
PAYMENT METH: CASH

REFERENCE:

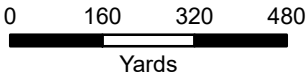
AMT TENDERED: 75.00
AMT APPLIED: 75.00
CHANGE: .00

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	91345	0809E-02-004.000	GULFPORT FACTORY SHOPS (OWNER)	10000 FACTORY SHOPS BLVD	GULFPORT	MS	39531
	91345	0809E-02-004.000	FRANKIE JACKSON	12056 CARNEGIE AVE	GULFPORT	MS	39503
N			Adjacent Property Owners (2210SE188)				
	112106	0709H-01-004.000	GREATER GULFPORT PROPERTIES LLC	P O BOX 1176	GULFPORT	MS	39502
	90896	0709I-01-001.000	TURKEY CREEK LIMITED PARTNERSHIP	P O BOX 1370	GRETN	LA	70054
	58247	0809L-03-004.000	PRIME ASSET LLC	120 WISTERIA DR	PASS CHRISTIAN	MS	39571
	87627	0809L-03-001.000	MISS POWER CO	P O BOX 4079	GULFPORT	MS	39502
	58107	0809D-01-003.000	TW INC -WORREL INV -LESSEE-	6909 VASSAR AVE	DALLAS	TX	75205
	90893	0709H-02-001.000	TURKEY CREEK LIMITED PARTNERSHIP	P O BOX 1370	GRETN	LA	70054
	87609	0809L-01-001.000	SHULAR MISSISSIPPI HOLDINGS LLC	9475 HWY 49	GULFPORT	MS	39503
	58143	0809E-02-001.000	HOME DEPOT USA INC -LESSEE-	C/O P.O.BOX 105842 ACCT OFFICE	ATLANTA	GA	30348
	91345	0809E-02-004.000	GULFPORT FACTORY SHOPS LTD P-LESSEE	PO BOX 6120	INDIANAPOLIS	IN	46206
	91342	0809E-02-002.000	SAVARESE JEFF & DEBRA -LESSEE- C/O HARR 723 BRIARWOOD DR		LONG BEACH	MS	39560
N	140944	0809E-02-002.001	SAVARESE JEFF & DEBRA -LESSEE- C/O HARR 723 BRIARWOOD DR		LONG BEACH	MS	39560
	93599	0809D-02-010.000	SRMG -LESSEE-	P O BOX 3344	RIDGELAND	MS	39158
	91348	0809D-02-002.000	ANCHOR DEVELOPMENT LLC -LESSEE- C/O H 15600 DANIEL BLVD		BUFORD	GA	30519
	141988	0809D-02-002.001	ANCHOR DEVELOPMENT LLC -LESSEE-	1305 MALL OF GEORGIA BLVD STE 201	BUFORD	GA	30519



Legend

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



1 inch = 1,000 feet



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RE: Special Exception 2210SE188, by owner Frankie Jackson, tax parcel 0809E-02-004.000, Requests a tattoo parlor use, 10000 Factory Shops Blvd, Zone B-4 (Highway business), Ward 3

To Applicants and Adjacent Property Owners:

The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, October 20, 2022**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Zoning Board for **Thursday, October 20, 2022**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: October 20, 2022

Re: Variance 2210ZB189:

Variance 2210ZB189, by agent John Ravenscroft, tax parcel 0811B-01-037.000, Variance to allow backing into the right-of-way, 2601 15th Ave, Zoned B-2 (General business), Ward 3

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2210ZB189

Hearing Date: October 20, 2022

Current Zoning/Use: B-2 / Commercial Structures

Legal: Variance 2210ZB189, by agent John Ravenscroft, tax parcel 0811B-01-037.000, Variance to allow backing into the right-of-way, 2601 15th Ave, Zoned B-2 (General business), Ward 3

TECHNICAL DETAILS

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

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

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

b. u

Technical Report

VARIANCE

The applicant requests a variance for parking. More specifically, the applicant requests to allow vehicles to back into the right-of-way.

- (a) The applicant only states that a variance is needed for customer parking. However, the requirement for this section is how the land is unique compared to the other lands and buildings in the district. It is unique in that there is not adequate property adjacent to 15th Avenue, to allow for onsite turn around.
- (b) In the application, it mentioned that this has been an existing problem with this site. The applicant chose this non-conforming commercial building for a business. Therefore, the applicant is the cause of the request.
- (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 businesses have limited property and back out into the right-of way.
- (e) Granting this variance would not provide special privileges in that it is common for businesses adjacent to Pass Road that have been before the Zoning Board for variances to back into the right-of-way.
- (f) This property is zoned B-2, and automotive and truck sales and repair uses, which was verbally stated by the applicant but not confirmed in writing, requires planning commission approval.

EXECUTIVE SUMMARY

Considering the site, the applicant has not satisfied the ordinance requirement by meeting the six conditions in order to grant variances. However, it is not uncommon for this board to grant these types of variances for commercial businesses adjacent to Pass Road.

Any approval should consider these conditions:

- 1. There isn't enough room between the two buildings to allow for diagonal parking. There isn't any exit for the diagonal parking lot. All parking and striping shall meet the City of Gulfport standard construction details.
- 2. New site plan showing proposed parking spaces with ADA access.
- 3. Approval grants variance to back into the right-of-way.

DEPARTMENTAL CONDITIONS

Engineering: New site plan showing proposed parking spaces with ADA access. Memo dated 10/6/2022.

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

Traffic and Safety: There isn't enough room between the two buildings to allow for diagonal parking. There isn't any exit for the diagonal parking lot. All parking and striping shall meet the City of Gulfport standard construction details. Memo dated 10/3/2022.

10.12

Technical Report

VARIANCE

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

GIS: No conditions. Memo dated 10/6/2022.

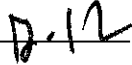
Police Department: No comment as of 10/10/2022.

Fire Department: No conditions. Memo dated 10/03/2022.

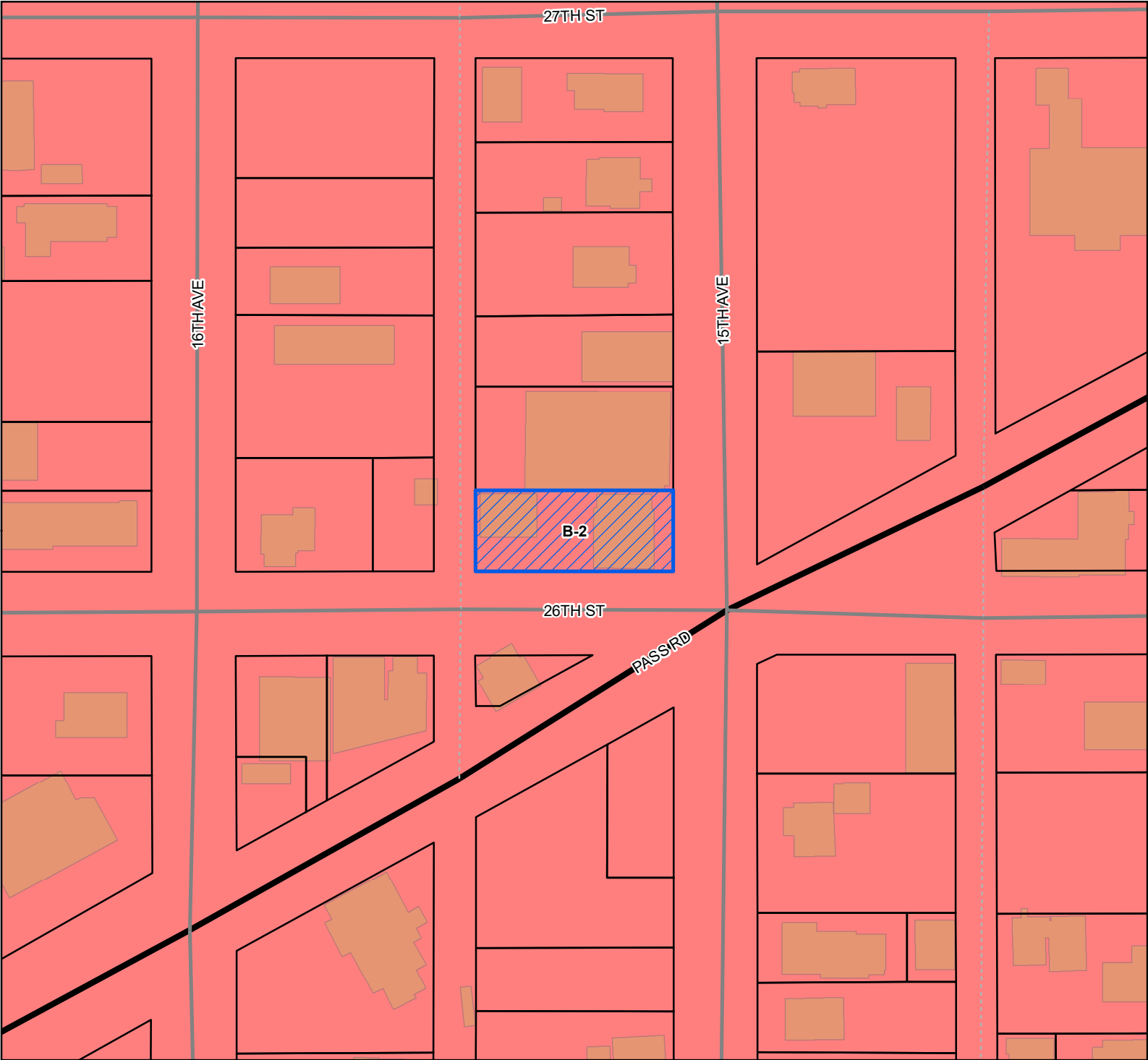
City Arborist: No conditions. Memo dated 9/30/2022.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department



Site

US or State Highway

Street

Alley

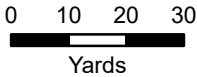
Parcels

Buildings

Zoning

B-2 - General Business District

Site Information
0811B-01-037.000
Zoning: B-2 (General business)
Size: 8,298 Sqft.
Flood: X



1 inch = 100 feet



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\$75.00



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

For Staff Use Only

Case File # 2210ZB189Date Received: 9/16/2022

Receipt #: _____

Received By: _____

Zoning: B-2Ward: 3 Flood: XSize: 8,298 sqft.

(If necessary, use separate sheet of paper)

TAX PARCEL #

0	8	1	1	0

 -

0	1

 -

0	3	7

 .

0	0	0

Address of Property Involved: 2601 15th AVELot(s) 13+14, Block(s) 12, Subdivision _____

General Location: _____

GENERAL DESCRIPTION OF REQUEST:Permission to Back Into City Right of Way**OWNERSHIP AND CERTIFICATION:**

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

OWNER

Chris Hebert

Printed Name Of Owner

440 E. Pass rd

Mailing Address

Gulfport MS 39507

City

State

Zip code

228-224-1293

Home Phone

Work/Cell Phone

Senie.HS4holding@aol.com

Email

Chris Hebert

Signature Of Owner

AGENT

John Ravenscroft

Printed Name Of Agent

19487 Lennis Craggs Rd

Mailing Address

Swick MS 39574

City

State

Zip code

228-282-2837

Home Phone

Work/Cell Phone

Jhr29681.JR@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.



Covenant Affidavit

I, John H Ravenscroft being owner or agent of the property 2601 15th Gulfport
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

9-6-22
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 6th day of September, 20 22

[Signature]
Notary Public



Commission Expiration



Designation of Agent

I, Chris Hebert, being owner of the property 2601 15th AVE Gulfport
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize John Ravenscroft 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.

Chris Hebert
Signature

9-6-22
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 6 day of September, 20 22

Jennie Howard
Notary Public

Jun 10, 2023
Commission Expiration



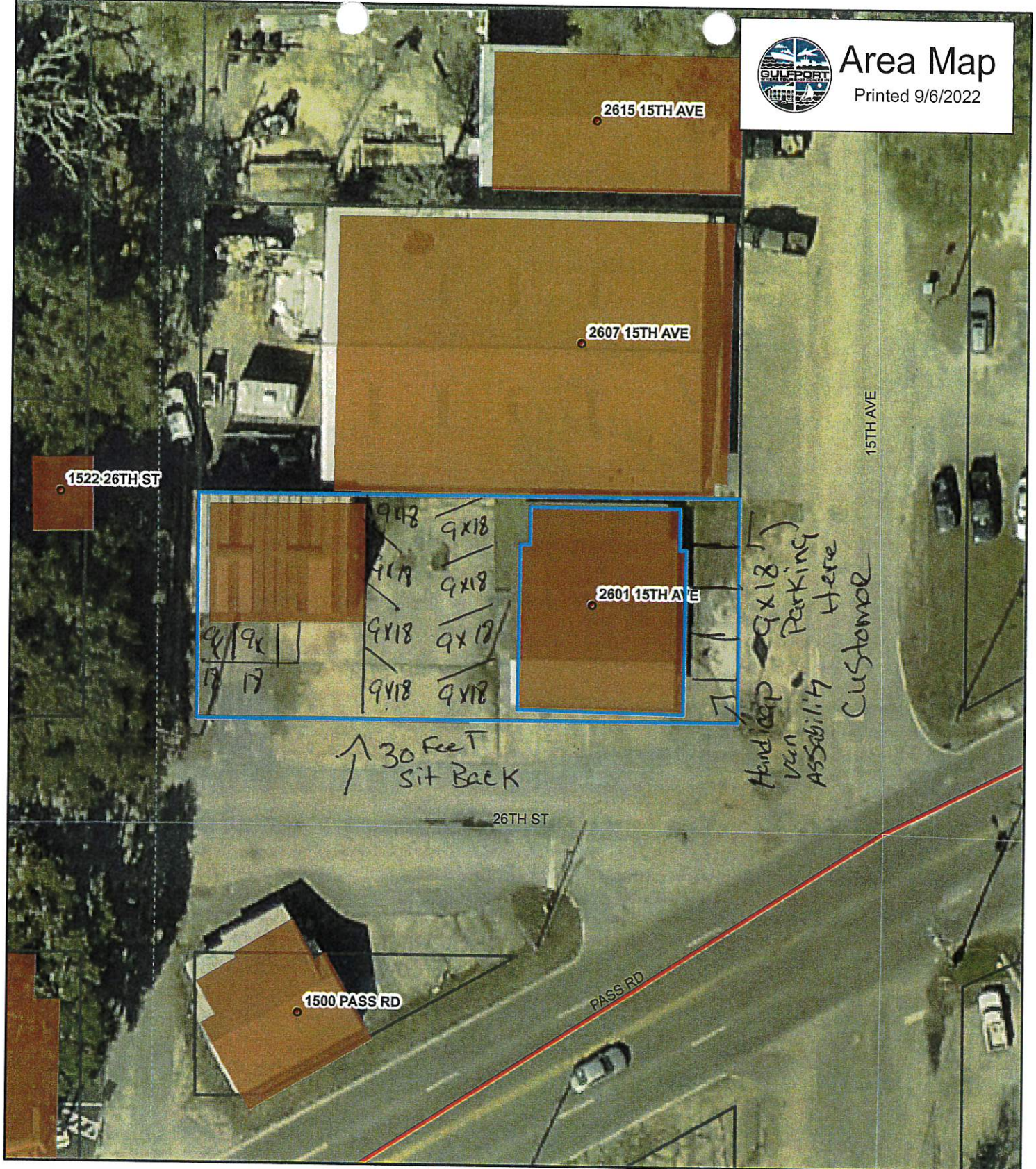
- ① Variance is needed For Customer Parking
- ② This Has been an existing Problem Since the Bulding on this Propertie never adequate Parking
- ③ In order to Supply Adequate Parking I am ASKING For a variance on 15th AVE to ALLOW Coustomers TO Come & go
- ④ I belive this IS needed to Be able to conduct Business In an appropriate order
- ⑤ This IS NOT only needed at This Location But other Lactions as well This will Help to Improve this Location & others That Need Parking to do business
- ⑥ The use That I am Applying For Requires Planning commission Approval

Thank's
Sincerely



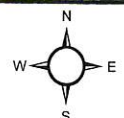
Area Map

Printed 9/6/2022



● Addresspoints Edits addresspoints Harrison_HughRes_2020.sid

STRUCT_CLASS	RGB
● Commercial	Red: Band_1
● Residential	Green: Band_2
Principal Arterial	Blue: Band_3
Minor/Residential	
Alley	
WaterFeatures	
Parcels	



1 inch = 33 feet

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[Signature] 1st Judicial District
Instrument 2021 1667 D - J1
Filed/Recorded 2/3/2021 02:59 P
Total Fees \$ 26.00
4 Pages Recorded

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

File#200149

Indexing Instructions:
Lots 13 & 14, Blk 12, Arlington
Heights Addition, Harrison County,
1st JD, MS

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

WARRANTY DEED

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

DORIS T. McALPIN
surviving joint tenant of **MALCOLM McALPIN**
supporting documentation of his death being attached hereto;
811 23RD STREET
GULFPORT, MS 39501
(228) 224-4497

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

CHRISTOPHER S. HEBERT
440 E. PASS ROAD
GULFPORT, MS 39507
(228) 297-9876

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

Lots Thirteen (13) and Fourteen (14), in Block Twelve (12) of ARLINGTON HEIGHTS ADDITION, a subdivision according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 3 at Page 57 (Copy Book 2 at Page 104) thereof, reference to which is hereby made in aid of and as a part of this description.

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

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

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

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

WITNESS THE SIGNATURE of the Grantor on this the 1st day of February, 2021.

Doris T. McAlpin
DORIS T. McALPIN

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, **DORIS T. McALPIN**, who acknowledged that she 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 1st day of February, 2021.

(SEAL)

My Commission Expires:



Celeste Paige
NOTARY PUBLIC

Provided by Riemann Family Funeral Homes

Malcolm "Mac" McAlpin

May 29, 2017



Malcolm "Mac" McAlpin, Jr. age 88, of Gulfport, passed away on Monday, May 29, 2017.

Mr. McAlpin was born to Malcolm and Alice Elizabeth Horr McAlpin. He served in the U.S. Navy during the Korean War and subsequently moved to Louisiana where he met his loving wife. They married there on June 27, 1953 and moved to Natchez before moving to the coast to work with the Firestone Company. He opened his own tire company, Discount Tire Center, in 1963. Mac was a member of Burton Memorial United Methodist Church where he served as youth Sunday School teacher and served on the on the Zoning and Appeals Board for the City of Gulfport. In his spare time, Mac was an avid reader.

He was preceded in death by his parents; his siblings, Carol McAlpin McClanahan, Emily McAlpin Stedt, Betsy McAlpin Moniz, Richard McAlpin, Robert McAlpin, and James McAlpin.

He is survived by his loving wife of 63 years, Doris Thompson McAlpin of Gulfport; sons, Malcolm McAlpin, III (Marsha) of Houston, TX, and Michael Thomas McAlpin (Deirdre) of Ramstein, Germany; 5 grandchildren, Ryan McAlpin (Annette), Nicholas McAlpin, Sara McAlpin Lott (Connor), Jennifer McAlpin, and Erin McAlpin; 4 great grandchildren, Zachary, Timothy, Ashton, and Madison McAlpin.

Funeral services will be held on Saturday, June 3, 2017, at RIEMANN FAMILY FUNERAL HOME, 11280 Three Rivers Road, Gulfport, at 2:00 p.m. Friends may visit one hour prior. Burial will follow at Evergreen Cemetery with military honors rendered by the U.S. Navy.

Memorials may be made to the American Heart Association, www.heart.org

An online guestbook may be signed and memories shared at www.riemannfamily.com.

Visitation

JUN 3. 01:00 PM - 02:00 PM Riemann Family Funeral Home-
3RR 11280 Three Rivers Rd. Gulfport, MS, US, 39503

Service

JUN 3. 02:00 PM Riemann Family Funeral Home- 3RR 11280
Three Rivers Rd. Gulfport, MS, US, 39503

Interment

Evergreen Cemetery 28th Street Gulfport, MS, 39501

MISCELLANEOUS PAYMENT RECPT#. 11472112
CITY OF GULFPORT

GULFPORT, MS 39501

DATE: 09/06/22 TIME: 15:31:29
CLERK: cbrown DEPT:
CUSTOMER#:

COMMENT:

CHG: PZD PLANNING AND ZO 75.00

AMOUNT PAID: 75.00

PAID BY: JOHN RAVENSCROFT
PAYMENT METH: CASH

REFERENCE:

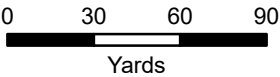
AMT TENDERED: 75.00
AMT APPLIED: 75.00
CHANGE: .00

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	22909	0811B-01-037.000	CHRISTOPHER HEBERT (OWNER)	440 E PASS RD	GULFPORT	MS	39507
	22909	0811B-01-037.000	JOHN RAVENSCROFT (AGENT)	19487 LENNIS CUAVAS RD	SAUCIER	MS	39574
N			Adjacent Property Owners (2210ZB189)				
	22920	0811B-01-021.000	THOMAS JACK DELL	2622 15TH AVE	GULFPORT	MS	39501
	87651	0811B-02-028.000	SIMMONS D H PROPERTIES NO 3 LLC	33 OLD OAK LANE	GULFPORT	MS	39503
	22964	0811B-01-040.000	SWEATT DAVID	2612 CAMERON STREET	MOBILE	AL	36607
	22967	0811B-05-014.000	ELHAMAKI INVESTMENTS LLC	2500 16TH AVE	GULFPORT	MS	39501
	22916	0811B-01-019.000	ELLIOTT HOMES LLC	1402 PASS RD	GULFPORT	MS	39501
	22952	0811B-02-027.000	SACKETT WILLIAM A & DEBORAH J	2508 15TH AVE	GULFPORT	MS	39501
	22953	0811B-02-026.000	MASTERSON DEBORAH M	1630 18TH AVE	GULFPORT	MS	39501
	22917	0811B-02-016.000	TRAN TAN V & NG A T	8400 PLYMOUTH RD	OCEAN SPRINGS	MS	39564
	22896	0811B-05-011.000	HUXLEY LEMOIN	15138 MILLS RD	GULFPORT	MS	39503
	22966	0811B-05-013.000	EL-HAMAKI HUSSEIN	2500 16TH AVE	GULFPORT	MS	39501
	22919	0811B-01-020.000	SIMMONS D H PROPERTIES NO 1 LLC	33 OLD OAK LANE	GULFPORT	MS	39503
	22918	0811B-02-017.000	MOORE EMMA LOU O'NEAL ETAL	314 42ND ST	GULFPORT	MS	39507
	101471	0811B-02-031.003	CAPTAIN HOOK'S PROPERTY LLC	1519 PASS RD	GULFPORT	MS	39501
	87645	0811B-01-041.000	JESUS CHRIST APOSTOLIC CHURCH ETAL	P O BOX 1199	GULFPORT	MS	39502
	100980	0811B-02-030.001	CRUTHIRDS INVESTMENTS LLC	5 MOCKINGBIRD LANE	GULFPORT	MS	39507
	22910	0811B-01-043.000	CRAIG KYLE & DROZ AMARILYS MACHADO	630 MAGNOLIA DR	BAY ST LOUIS	MS	39520
	22897	0811B-05-012.000	O M T LLC & F T O LLC	P O BOX 6976	GULFPORT	MS	39506
N	22895	0811B-05-010.000	OMT LLC	P O BOX 6976	GULFPORT	MS	39506
	87652	0811B-02-030.000	CRUTHIRDS INVESTMENTS LLC	5 MOCKINGBIRD LANE	GULFPORT	MS	39507
	22943	0811B-02-018.000	ALLEN ALEXIA CHRISTY & DEAN E JR	720 TENNESSEE STREET	GULFPORT	MS	39501
	22957	0811B-01-038.000	MPH PROPERTIES LLC	212 47TH ST	GULFPORT	MS	39507
	87642	0811B-01-039.000	TSG REAL ESTATE LLC	440 GREEN TEAL COURT	BILOXI	MS	39531
	22956	0811B-02-029.000	SIMMONS KATHERINE B -ETAL-	33 OLD OAK LANE	GULFPORT	MS	39503
	22908	0811B-01-036.000	ROSSKOPF JEFFREY LEE -ETAL-	199 LOCUST ST	GULFPORT	MS	39507
	22912	0811B-01-044.000	CRAIG KYLE & DROZ AMARILYS MACHADO	630 MAGNOLIA DR	BAY ST LOUIS	MS	39520
	22911	0811B-01-042.000	SHIVLEY LINDA	1522 26TH ST	GULFPORT	MS	39501
	22913	0811B-01-045.000	HUTCHINSON MATHEW	13085 ANDY ST	GULFPORT	MS	39503
	99419	0811B-02-031.002	CRUTHIRDS INVESTMENTS LLC	5 MOCKINGBIRD LANE	GULFPORT	MS	39507
	87641	0811B-01-035.000	CHILDRESS TERRICE C	2617 15TH AVE	GULFPORT	MS	39501
	141174	0811B-01-035.001	SIGNATURE GULF COAST PROPERTIES LLC	1715 21ST AVE	GULFPORT	MS	39501



Legend

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



1 inch = 200 feet



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

01-012.009, Variances for accessory structure size and setbacks, 14428 Duckworth Cv, Zoned R-1-15 (Single-family), Ward 7

Variance 2210ZB182, by owner Dennis Barber, tax parcel 0811H-02-041.000, Variance for setback, 1507 Olive Ave, Zoned R-1-7.5 (Single-family), Ward 2

Variance 2210ZB183, by agent Derek Bjornstad, tax parcel 0711K-03-002.000, Variances for setbacks, 4707 Old Pass Rd, Zoned R-1-7.5 (Single-family), Ward 1

Variance 2210ZB187, by owners Owen Mossy & Charles Bright, tax parcel 0811L-04-016.000, Variances for parking and backing into the right-of-way, 1337 31st Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Special Exception 2210SE188, by owner Frankie Jackson, tax parcel 0809E-02-004.000, Requests a tattoo parlor use, 10000 Factory Shops Blvd, Zone B-4 (Highway business), Ward 3

Variance 2210ZB189, by agent John Ravenscroft, tax parcel 0811B-01-037.000, Variance to allow backing into the right-of-way, 2601 15th Ave, Zoned B-2 (General business), Ward 3

Variance 2210ZB193, by agent David Taylor, tax parcel 1010F-02-041.000, Variance for additional signage, 1423 Magnolia Street, Zoned T5 (Urban Center Zone), Ward 4

This the 28th day of September 2022
A. Lee Palermo, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals

W000000000

Publication Dates

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

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:**

IPL0092106

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

48.48

Payment Type:

Account Billed

User ID:

IPL0024925

ACCOUNT INFORMATION

GULFPORT URBAN DEVELOPMENT IP

PO BOX 1780

GULFPORT, MS 39502

228-868-5705

AccountsPayable@gulfport-ms.gov

GULFPORT URBAN DEVELOPMENT

TRANSACTION REPORT**Date**

September 28, 2022 11:51:49 AM EDT

Amount:

48.48

SCHEDULE FOR AD NUMBER IPL00921060

October 5, 2022

SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00921060**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, October 20, 2022 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development-Planning Division located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Variance 2209ZB174, by agent Kenny Bodurak, tax parcel 09100-03-020.000, Variance for parking, Court-house Rd, Zoned T4+ (General Urban Zone "Plus"), Ward 4

Variance 2210ZB177, by owners Sara Zelaya-Hernandez & Andrew Hudson, tax parcel 1007M-02-023.001, Requests variances for accessory structure size, setbacks & quantity, 13199 Mock St, Zoned R-E (Residence Estate), Ward 6

Variance 2210ZB179, by owner Andre Williams, tax parcel 0908N-01-043.000, Variances for accessory structure size, setbacks, height, and quantity, 2404 Fortson St, Zoned R-1-10 (Single-family), Ward 5

Variance 2210ZB180, by owners Ryan & Danielle Cotton, tax parcel 0807.L

RE: Variance 2210ZB189, by agent John Ravenscroft, tax parcel 0811B-01-037.000, Variance to allow backing into the right-of-way, 2601 15th Ave, Zoned B-2 (General business), Ward 3

To Applicants and Adjacent Property Owners:

The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, October 20, 2022**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Zoning Board for **Thursday, October 20, 2022**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: October 20, 2022

Re: Variance 2210ZB193:

Variance 2210ZB193, by agent David Taylor, tax parcel 1010F-02-041.000, Variance for additional signage, 1423 Magnolia Street, Zoned T5 (Urban Center Zone), Ward 4

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2210ZB193

Hearing Date: October 20, 2022

Current Zoning/Use: T5 / Commercial Structures

Legal: Variance 2210ZB193, by agent David Taylor, tax parcel 1010F-02-041.000, Variance for additional signage, 1423 Magnolia Street, Zoned T5 (Urban Center Zone), Ward 4

TECHNICAL DETAILS

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

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

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

Technical Report

VARIANCE

The applicant requests a variance to allow placement of a wall sign on the west side of the building where there is no street frontage for (Smile Gulf Coast). The ordinance states that a wall sign must face a dedicated roadway. The building faces Magnolia Street, which is where an approved sign already exist. Where the applicant wishes to place the sign, which fronts Cowan Road, the sign is prohibited by the City of Gulfport Ordinance. The clinic has an existing sign that meets the sign ordinance, thus, the hardship is caused by the applicant because at present the site is conforming. Upon a site visit on Thursday, October 6, 2022, to the immediate surrounding area, staff found that signs in this area are adjacent to a dedicated roadway; therefore, the approval of this variance would confer on the applicant special privilege that has been denied by this ordinance.

- (a) The applicant notes that the west side of the building faces Cowan /Lorraine Road. This side will get the most exposure to traffic traveling in either direction. However, the existing surrounding area signs meet the current sign ordinance in this particular area. If variance were approved, this would confer on the applicant special privilege because there is no special condition that warrants approval of this variance.
- (b) In the application, the applicant cites that “the need for a variance was not caused by their actions. However, the clinic has an existing sign that meet the sign requirements. Therefore, the hardship is caused by the applicants themselves.
- (c) The applicant further states that, “denying the sign will the reduce exposure to the business.” However, an ordinance change offers a solution through a Text Amendment.
- (d) In addition, the applicant states they are essentially on a corner, however, technically there is a building in the front of the clinic, therefore, the building is not considered as a corner lot and does not have a second frontage.
- (e) The granting of this variance will confer on the applicant a special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district.
- (f) This property is zoned T5, and the use of a dental clinic use is allowable by right.

EXECUTIVE SUMMARY

Upon a site visit on Thursday, October 6, 2022 to the surrounding area, staff found that there are several businesses within the surrounding area that meet the City of Gulfport Sign Ordinance requirements. Thus, the proposed sign would confer on the applicant special privileges that has been denied by the same district.

Any approval should consider these conditions:

- 1. Subject to all codes and regulations.
- 2. Approval would allow a wall sign where there is no required street frontage.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 10/6/2022.

Public Works: No conditions. Memo dated 10/6/2022.

Traffic and Safety: No conditions. Memo dated 10/6/2022.

Technical Report

VARIANCE

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

GIS: No conditions. Memo dated 10/6/2022.

Police Department: No comment as of 10/11/2022.

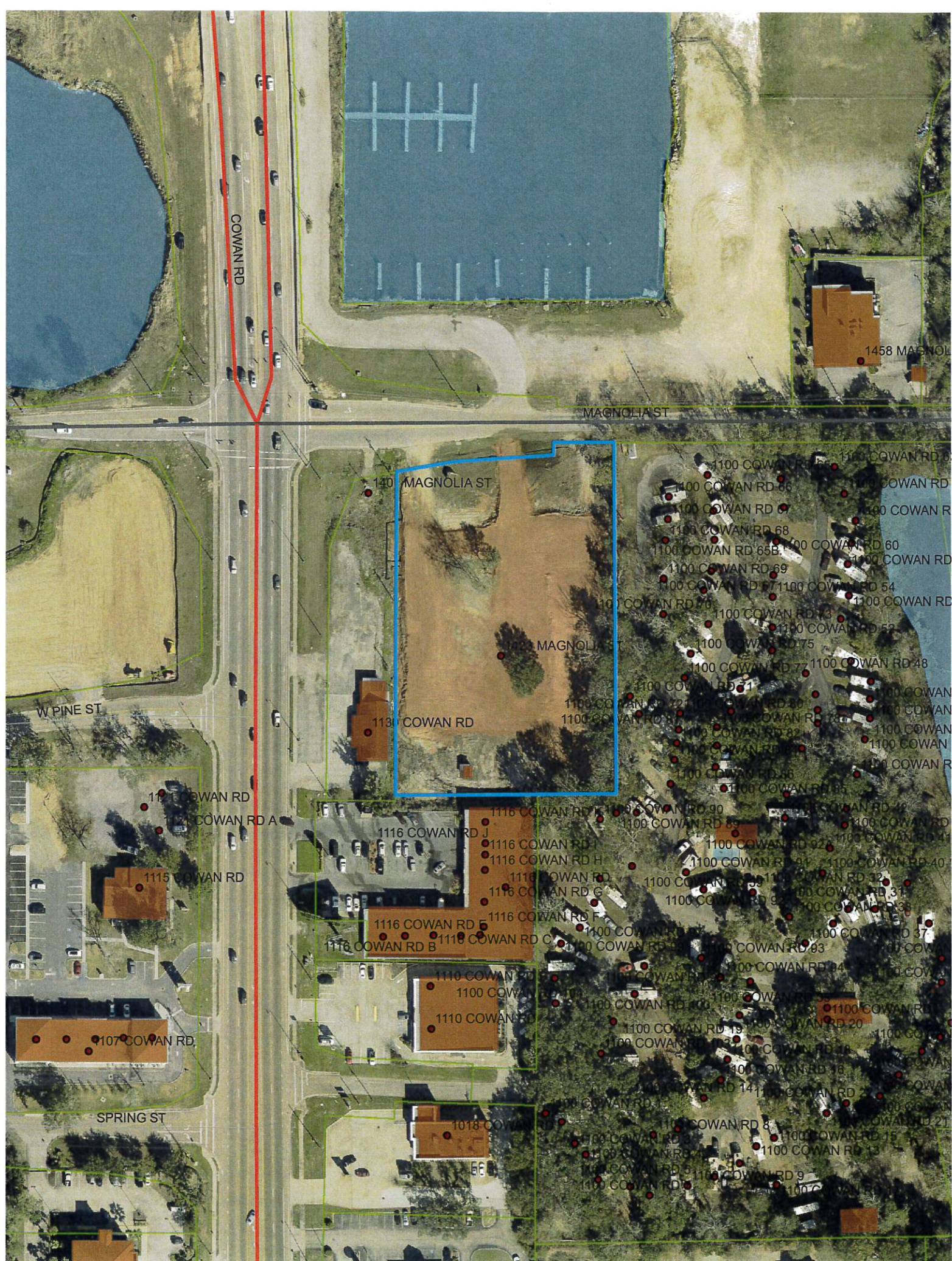
Fire Department: No conditions. Memo dated 10/3/2022.

City Arborist: No conditions. Memo dated 9/30/2022.

DIRECTOR APPROVAL

This report has been reviewed and approved by:

Greg Pietrangelo
Director of Urban Development Department



Google Maps 1423 Magnolia St



Image capture: Apr 2022 © 2022 Google

Gulfport, Mississippi

Google

Street View - Apr 2022



*Building face Magnolia, all signage
face Magnolia Street.*

Google Maps 1299 Cowan Rd

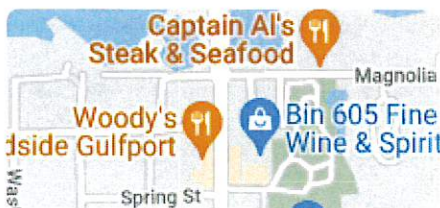


Image capture: Apr 2022 © 2022 Google

Gulfport, Mississippi

Google

Street View - Apr 2022



*Images of new businesses that
Meet Current Signage requirements*

Google Maps 1109 MS-605



Image capture: Apr 2022 © 2022 Google

Gulfport, Mississippi

Google

Street View - Apr 2022



Google Maps 1099 Cowan Rd

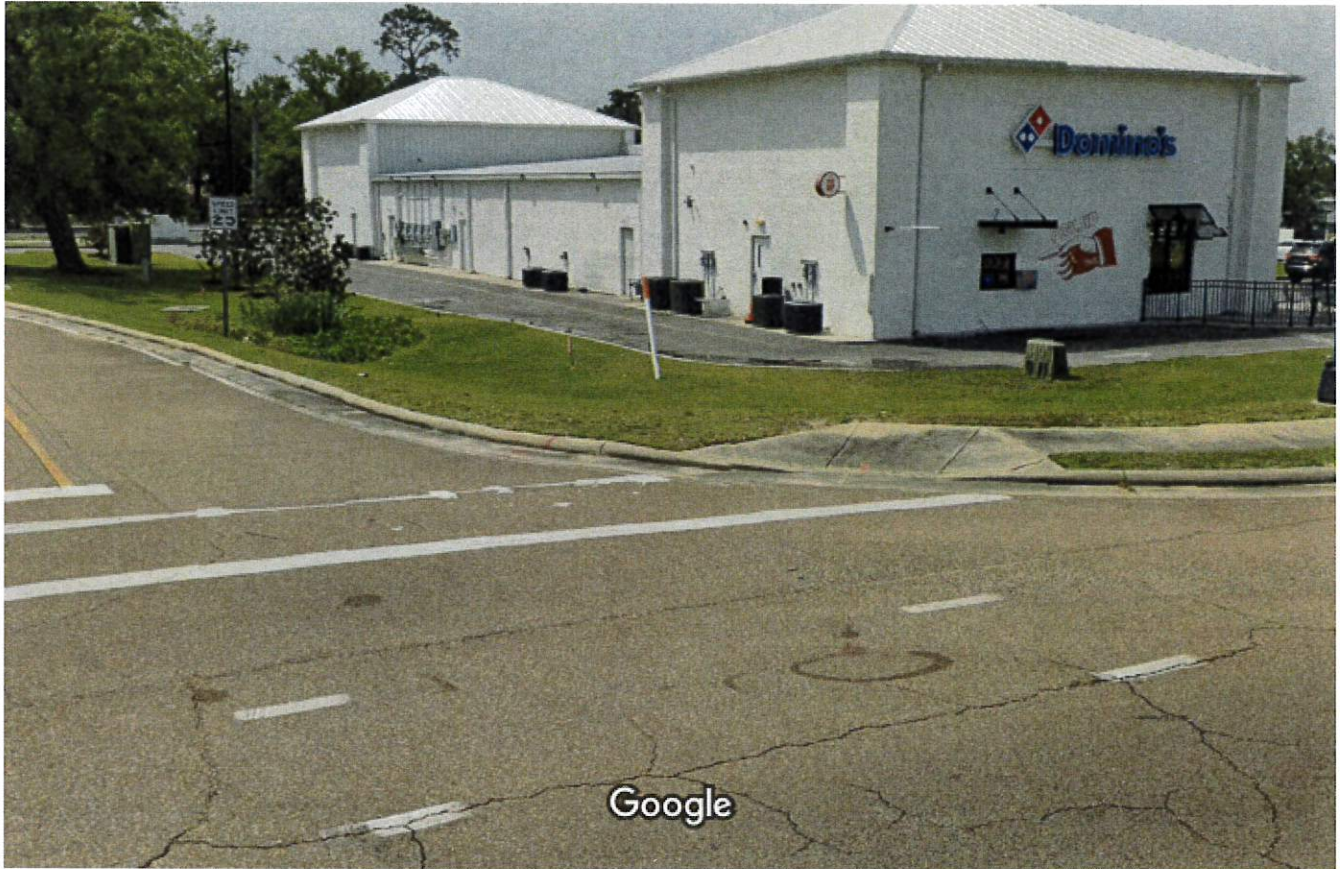


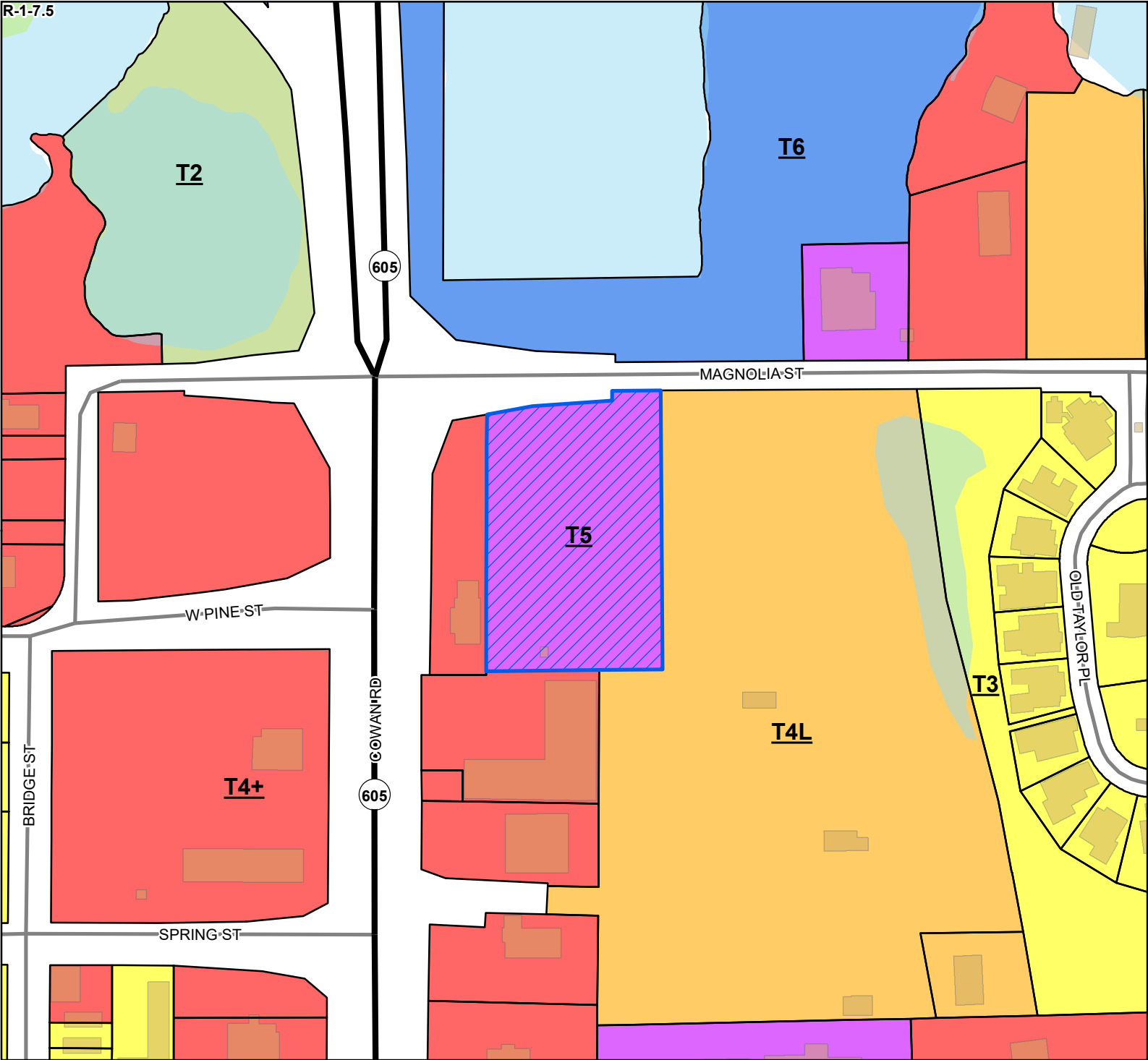
Image capture: Apr 2022 © 2022 Google

Gulfport, Mississippi

Google

Street View - Apr 2022





Legend

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

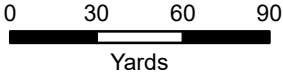
Smart Code

- T6
- T5
- T4+
- T4L
- T3
- T2

Zoning

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

Site Information
1010F-02-041.000
Zoning: T5 (Urban Center Zone)
Size: 2.24 Acres
Flood: AE



1 inch = 200 feet



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



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

For Staff Use Only

Case File #: 2210 ZB193

Date Received: _____

Receipt #: _____

Received By: _____

Zoning: T5Ward: 4 Flood: AESize: 2.24 acres

(If necessary, use separate sheet of paper)

TAX PARCEL #

1	0	1	0	F	-	0	2	-	0	4	1	•	0	0	0
					-			-				•			
					-			-				•			

Address of Property Involved: 1423 Magnolia Street Gulfport, MS 39507 "J"

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

General Location: Corner of Cowan Road and Magnolia Street**GENERAL DESCRIPTION OF REQUEST:**

Request variance to allow a sign on the west facing side of the building for Smile Gulf Coast (Dr. Randy Buntyn)

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

605 Holdings LLC Brax Clark

Printed Name Of Owner
1116 COWAN RD STE H

Mailing Address
Gulfport MS 39507
City State Zip code
Gulfport MS 39507

Home Phone _____ Work/Cell Phone _____

Email _____

Signature Of Owner

AGENT

Apple Construction - David Taylor

Printed Name Of Agent
2591 23rd Avenue

Mailing Address
Gulfport MS 39501
City State Zip code
228-897-1995 228-806-7702

Home Phone _____ Work/Cell Phone _____
david@appleconstruction.com

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.



Designation of Agent

I, John Boothby, being the President of Apple Construction Company, 2591 23rd Ave. Gulfport, MS 39501, authorize David Taylor to act as my representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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


Signature

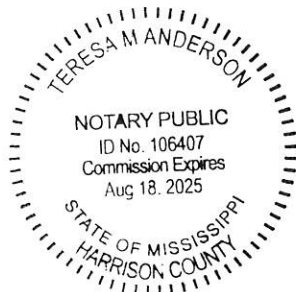
9/6/22
Date

STATE OF MISSISSIPPI / COUNTY OF HARRISON

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


Notary Public

August 18, 2025
Commission Expiration





Designation of Agent

I, John Boothby, being the President of Apple Construction Company, 2591 23rd Ave, Gulfport, MS 39501, that is performing work for 605 Holdings LLC at the location of 1423 Magnolia Street, Gulfport, MS 39507 which is the subject of this application hereby authorize David Taylor to act as my representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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


Signature

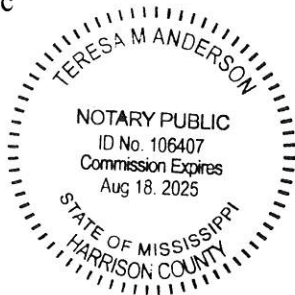
9/6/22
Date

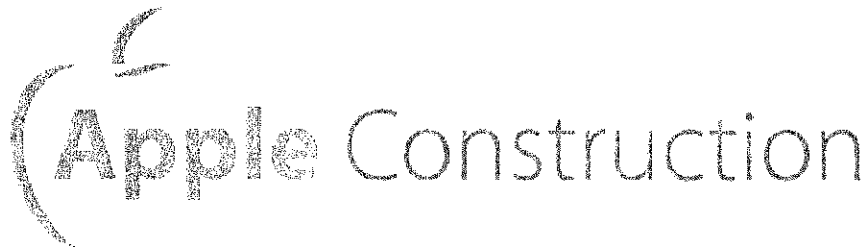
STATE OF MISSISSIPPI / COUNTY OF HARRISON

Given under my hand and seal of office this the 6th day of September, 20 22


Notary Public

August 18, 2025
Commission Expiration





Application for Variance 1423 Magnolia Street Suite J, Gulfport, MS 39507

Answers to Questions:

1. The West side of the building faces Cowan/Lorraine Road. This is the side that will get the most exposure to traffic traveling in either direction. It also faces the intersection of W. Pine Street. All of the other suites in the building have a west facing sign.
2. The need for this variance was not caused by any action that we have taken. It is needed for exposure.
3. The west facing sign would be allowed by ordinance since the property is essentially a corner but there is a 83' parcel between the property and Cowan/Lorraine Road. Denying this sign will reduce the exposure allowed for the business even though it will not affect the adjacent parcel because it is mounted to the building.
4. Section 9.91 (c) allows for "If such occupancy is on a corner, one (1) wall or facia sign will be permitted for each frontage." The occupancy is literally on a corner of the building but the ordinance requires the property to be adjacent to the right of way.
5. There will be no special benefit from the granting of this variance. Instead, it will allow the same visibility to traffic as many other buildings in the area.
6. This proposed sign is permissible with the exception of the property that the building is located does not have actual frontage on Cowan/Lorraine Road.



Designation of Agent

I, 605 Holdings, LLC., being owner of the property 1423 Magnolia Street Gulfport 3950
which is the subject of this application hereby authorize DAVID TAYLOR to act as my
representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning
Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

Signature

8/15/22

Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 15th day of August, 20 22

Notary Public

2/9/2024

Commission Expiration





605 Holdings, LLC
P.O. Box 7852
Gulfport, MS 39506

Cory Long
City Planner III
City Of Gulfport
1410 24th Ave
Gulfport, MS 39501

August 15th, 2022

Cory,

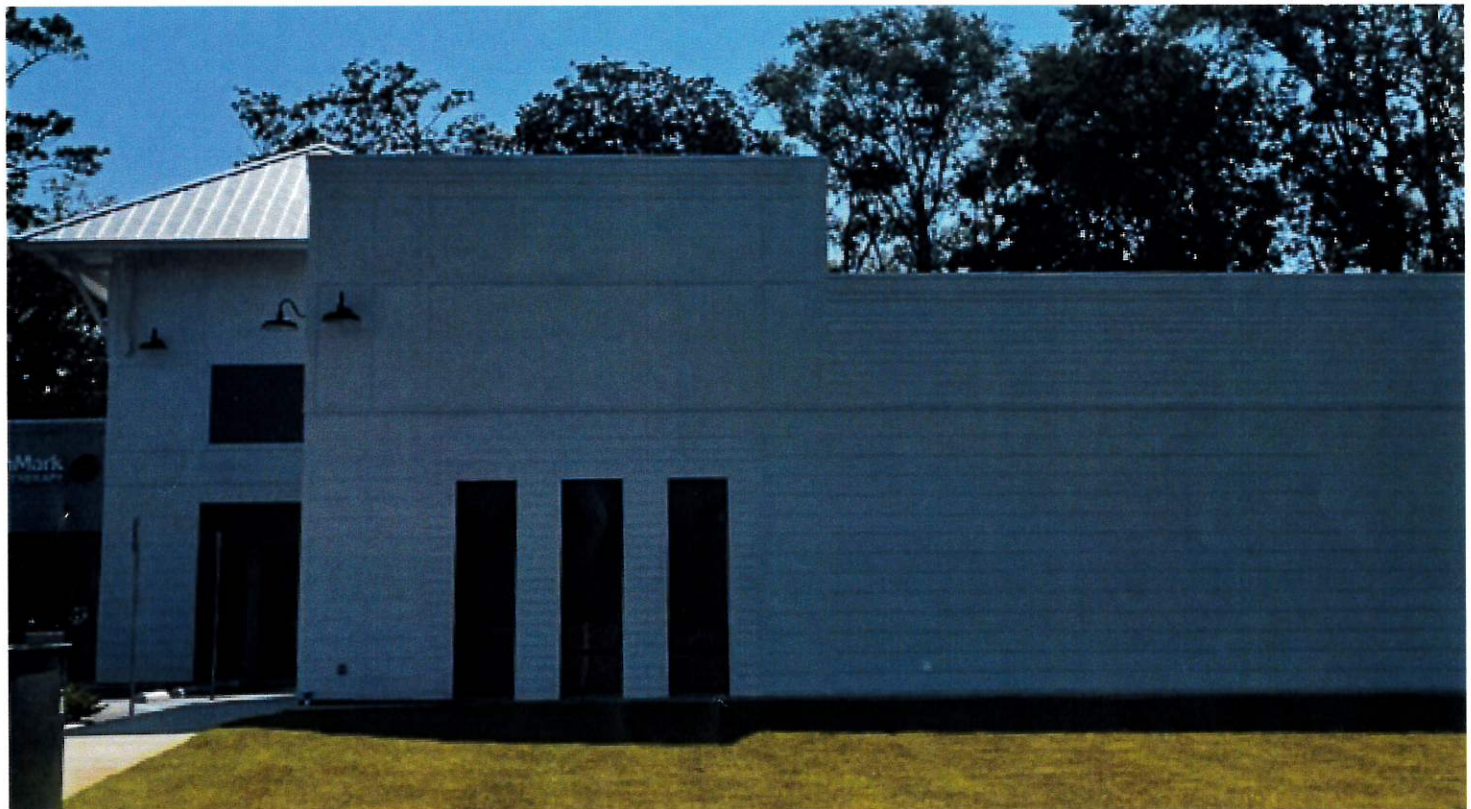
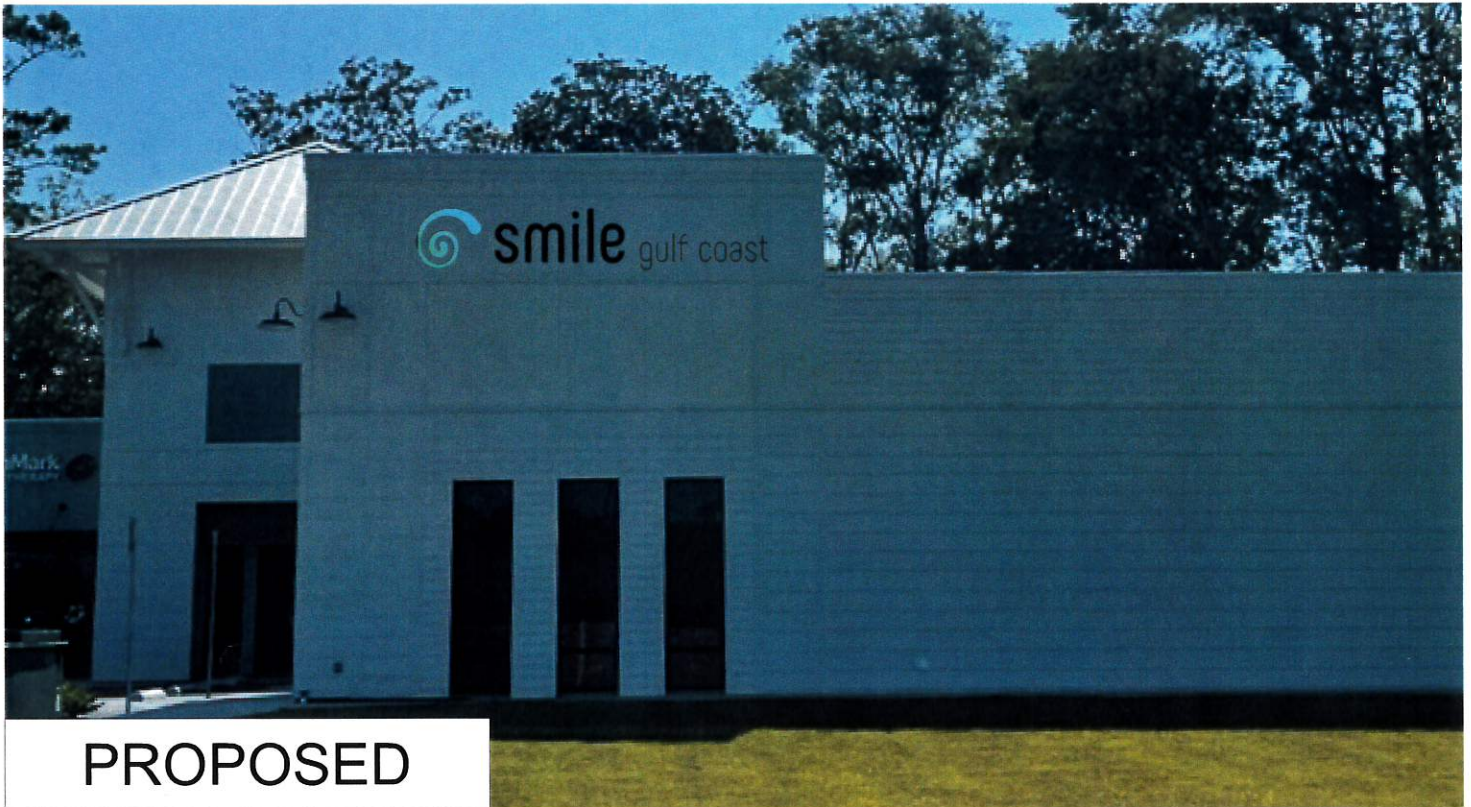
Please use this letter along with the several other documents the city currently has regarding 605 Holdings, LLC and the property located at 1423 Magnolia St Gulfport, MS 39507 that document me as an authorized agent for 605 Holdings, LLC. I am authorized to sign on the entities behalf. Please use this letter to that affect.

Thank you for your time.

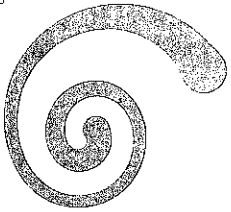
Warm Regards,

Brax K. Clark

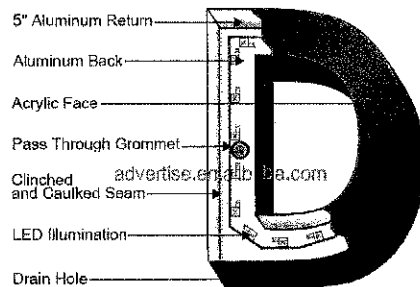
A blue ink handwritten signature of Brax K. Clark.



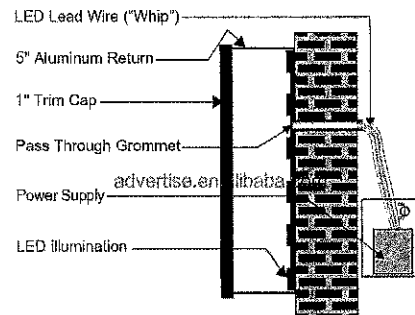
31.55 in 180 in

 smile gulf coast

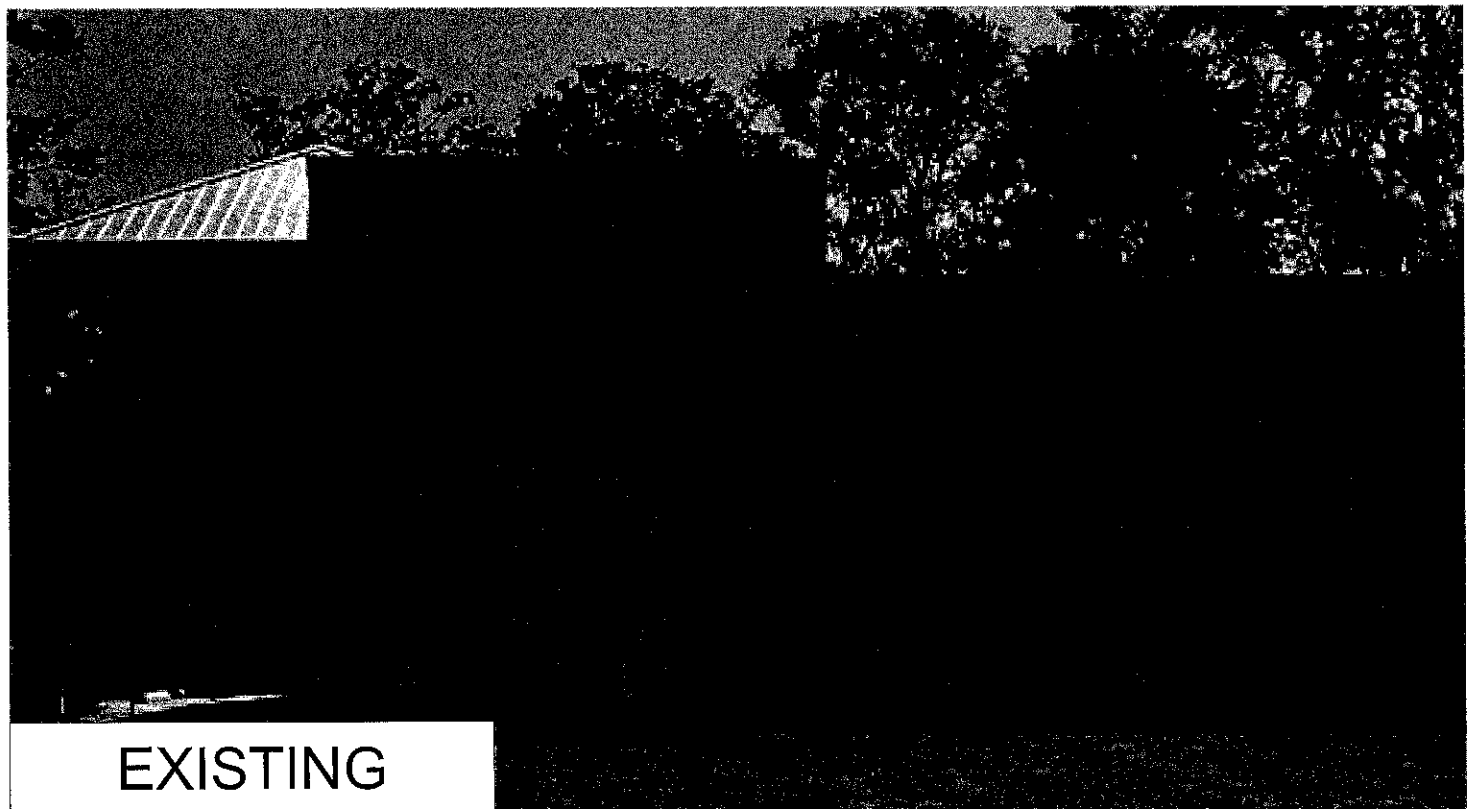
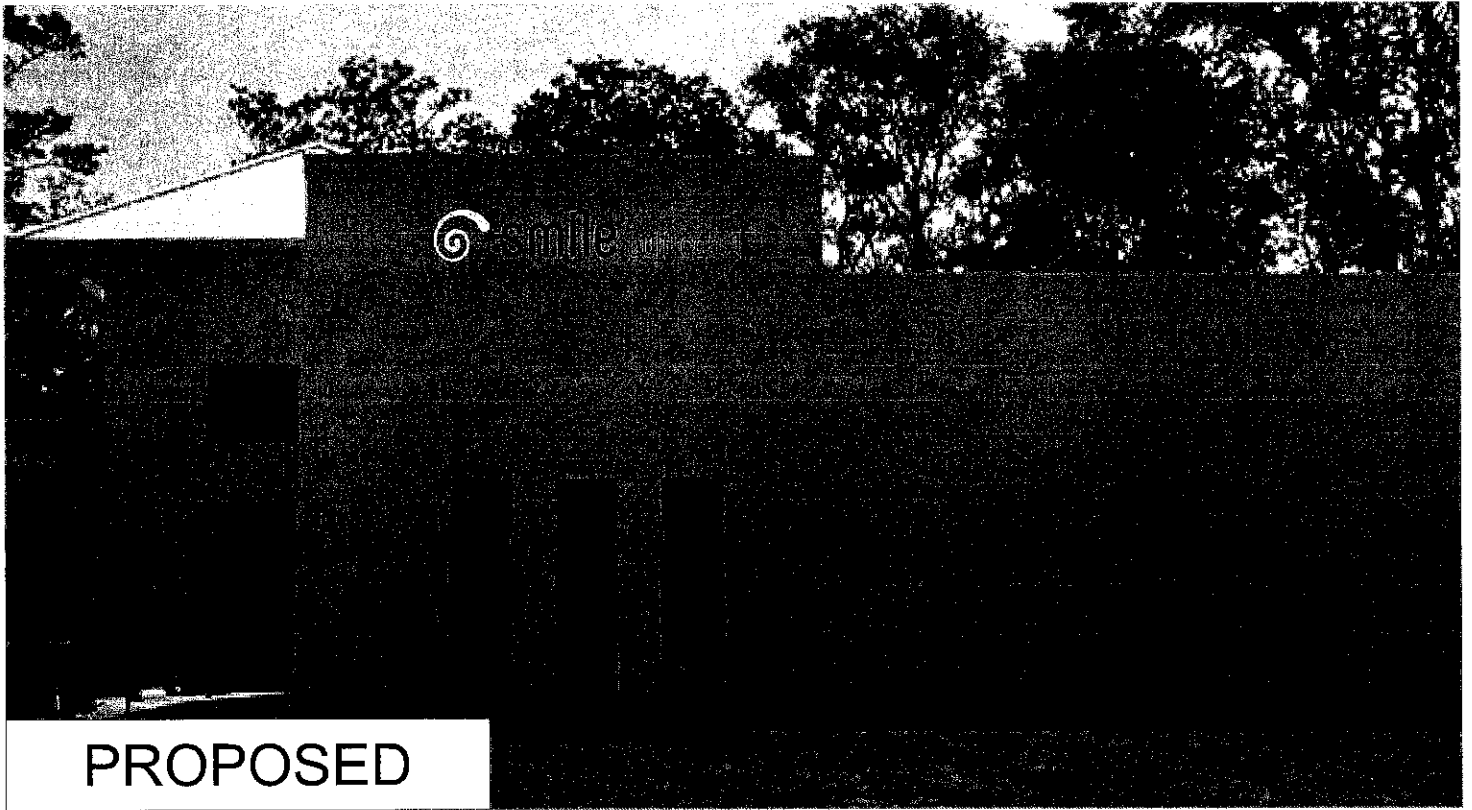
Front and Side Views:



FRONT VIEW



SIDE VIEW FLUSH MOUNT





Affidavit Concerning Restrictive or Protective Covenants

I David Taylor, acting as Agent for 605 Holdings, LLC for the property located at 1423 Magnolia Street, Gulfport, MS, hereby affirm that this Request for Variance is not in violation of any restrictive or protective covenants.

David Taylor

Signature

8/19/2022

Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 19th day of August, 2022

Teresa Anderson

Notary Public

8/18/25

Commission Expiration



PREPARED BY AND RETURN TO:

HENRY N. DICK, III, MSB#10113
PAGE, MANNINO, PERESICH &
MCDERMOTT, P.L.L.C.
POST OFFICE DRAWER 289
BILOXI, MS 39533-0289
(228) 374-2100

TITLE NOT EXAMINED

INDEXING INSTRUCTIONS:

PT SE 1/4 of Sec. 30-7-10 Harrison
County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

LAND DEED OF TRUST

THIS INDENTURE, made and entered into this day by and between 605 HOLDINGS LLC, a Mississippi limited liability company, whose address is 1116 COWAN ROAD, SUITE H, GULFPORT, MISSISSIPPI 39503, (228) 223-7322, as Grantor (herein designated as "Debtor"), and MICHAEL B. MCDERMOTT, ESQUIRE, as Trustee, and VERNON A. CLARK and wife, SANDRA G. CLARK, as joint tenants with full rights of survivorship, whose address is P.O. BOX 3327, GULFPORT, MISSISSIPPI 39507, (228) 323-1451, as Beneficiary (herein designated as "Secured Party"),

WITNESSETH:

WHEREAS, Debtor is Indebted to Secured Party in the full sum of **THREE HUNDRED THOUSAND & 00/100 DOLLARS (\$300,000.00)** evidenced by a promissory note of even date herewith in favor of Secured Party, bearing interest from date at the rate specified in the note, providing for payment of attorney's fees for collection if not paid according to terms thereof and being due and payable as set forth below:

Payable in one hundred twenty (120) monthly installments of \$2,896.82, commencing on January 1, 2018, and continuing with a like sum on the 1st day of each month thereafter until December 1, 2027, on which date the entire remaining principal balance and all accrued interest thereon shall be due and payable, if not sooner paid.

WHEREAS, Debtor desires to secure prompt payment of (a) the indebtedness described above according to its terms and any extensions, modifications or renewals thereof, (b) any additional and future advances with interest thereon which Secured Party may make to Debtor as provided in Paragraph 1, (c) any other indebtedness which Debtor may now or hereafter owe to Secured Party as provided in Paragraph 2 and (d) any advances with interest which Secured Party may make to protect the property herein conveyed as provided in Paragraphs 3, 4, 5 and 6 (all being herein referred to as the "Indebtedness").

NOW THEREFORE, In consideration of the existing and future Indebtedness herein recited, Debtor hereby conveys and warrants unto Trustee the land described below situated in the City of Gulfport, First Judicial District of Harrison, State of Mississippi:

SEE EXHIBIT 'A' ATTACHED HERETO

together with all improvements and appurtenances now or hereafter erected on, and all fixtures of any and every description now or hereafter attached to, said land (all being herein referred to as the "Property"). Notwithstanding any provision in this agreement or in any other agreement with Secured Party, the Secured Party shall not have a nonpossessory security interest in and its Collateral or Property shall not include any household goods (as defined in Federal Reserve Board Regulation AA Subpart B), unless the household goods are identified in a security agreement and are acquired as a result of a purchase money obligation. Such household goods shall only secure said purchase money obligation (including any refinancing thereof).

THIS CONVEYANCE, HOWEVER, IS IN TRUST to secure payment of all existing and future indebtedness due by Debtor to Secured Party under the provisions of this Deed of Trust. If Debtor shall pay said indebtedness promptly when due and shall perform all covenants made by Debtor, then this conveyance shall be void and of no effect. If Debtor shall be in default as provided in Paragraph 9, then, in that event, the entire Indebtedness, together with all interest accrued thereon, shall, at the option of Secured Party, be and become at once due and payable without notice to Debtor, and Trustee shall, at the request of Secured Party, sell the Property conveyed, or a sufficiency thereof, to satisfy the indebtedness at public outcry to the highest bidder for cash. Sale of the property shall be advertised for three consecutive weeks preceding the sale in a newspaper published in the county where the Property is situated, or if none is so published, then in some newspaper having a general circulation therein, and by posting a notice for the same time at the courthouse of the same county. The notice and advertisement shall disclose the names of the original debtors in this Deed of Trust. Debtors waive the provisions of Section 89-1-55 of the Mississippi Code of 1972 as amended, in any, as far as this section restricts the right of Trustee to offer at sale more than 160 acres at a time, and Trustee may offer the property herein conveyed as a whole, regardless of how it is described.

If the Property is situated in two or more counties, or in two judicial districts of the same county, Trustee shall have full power to select in which county, or judicial district, the sale of the property is to be made, newspaper advertisement published and notice of sale posted, and Trustee's selection shall be binding upon Debtor and Secured Party. Should Secured Party be a corporation or any unincorporated association, then any officer thereof may declare Debtor to be in default as provided in Paragraph 9 and request Trustee to sell the Property. Secured Party shall have the same right to purchase the property at the foreclosure sale as would a purchaser who is not a party to this Deed of Trust.

From the proceeds of the sale, Trustee shall first pay all costs of the sale including reasonable compensation to Trustee; then the indebtedness due Secured Party by Debtor, including accrued interest and attorney's fees due for collection of the debt; and then, lastly, any balance remaining to Debtor.

IT IS AGREED that this conveyance is made subject to the covenants, stipulations and conditions set forth below which shall be binding upon all parties hereto.

1. This Deed of Trust shall also secure all future and additional advances which Secured Party may make to Debtor from time to time upon the security herein conveyed. Such advances shall be optional with Secured Party and shall be on such terms as to amount, maturity and rate of interest as may be mutually agreeable to both Debtor and Secured Party. Any such advance may be made to any one of the Debtors should there be more than one, and if so made, shall be secured by this Deed of Trust to the same extent as if made to all Debtors.

2. This Deed of Trust shall also secure any and all other indebtedness of Debtor due to Secured Party with interest thereon as specified, or of any one of the Debtors should there be more than one, whether direct or contingent, primary or secondary, sole, joint or several, now existing or hereafter arising at any time before cancellation of this Deed of Trust. Such indebtedness may be evidenced by note, open account, overdraft, endorsement, guaranty or otherwise.

3. Debtor shall keep all improvements on the land herein conveyed insured against fire, all hazards included within the term "extended coverage", flood in areas designated by the U.S. Department of Housing and Urban Development as being subject to overflow and such other hazards as Secured Party may reasonably require in such amounts as Debtor may determine but for not less than the indebtedness secured by this Deed of Trust. All policies shall be written by reliable insurance companies acceptable to Secured Party, shall include standard loss payable clauses in favor of Secured Party and shall be delivered to Secured Party. Debtor shall promptly pay when due all premiums charged for such insurance, and shall furnish Secured Party the premium receipts for inspection. Upon Debtor's failure to pay the premiums, Secured Party shall have the right, but not the obligation, to pay such premiums. In the event of a loss covered by the insurance in force, Debtor shall promptly notify Secured Party who may make proof of loss if timely proof is not made by Debtor. All loss payments shall be made directly to Secured Party as loss payee who may either apply the proceeds to the repair or restoration of the damaged improvements or to the indebtedness of Debtor, or release such proceeds in whole or in part to Debtor.

4. Debtor shall pay all taxes and assessments, general or special, levied against the Property or upon the interest of Trustee or Secured Party therein, during the term of this Deed of Trust before such taxes or assessments become delinquent, and shall furnish Secured Party the tax receipts for inspection. Should Debtor fail to pay all taxes and assessments when due, Secured Party shall have the right, but not the obligation, to make these payments.

5. Debtor shall keep the Property in good repair and shall not permit or commit waste, impairment or deterioration thereof. Debtor shall use the Property for lawful purposes only. Secured Party may make or arrange to be made entries upon and inspections of the Property after first giving Debtor notice prior to any inspection specifying a just cause related to Secured party's interest in the Property.

Secured Party shall have the right, but not the obligation, to cause needed repairs to be made to the Property after first affording Debtor a reasonable opportunity to make the repairs.

Should the purpose of the primary indebtedness for which this Deed of Trust is given as security be for construction of improvements on the land herein conveyed, Secured Party shall have the right to make or arrange to be made entries upon the Property and inspections of the construction in progress. Should Secured Party determine that Debtor is failing to perform such construction in a timely and satisfactory manner, Secured Party shall have the right, but not the obligation, to take charge of and proceed with the construction at the expense of Debtor after first affording Debtor a reasonable opportunity to continue the construction in a manner agreeable to Secured Party.

6. Any sums advanced by Secured Party for insurance, taxes, repairs or construction as provided in Paragraphs 3, 4 and 5 shall be secured by this Deed of Trust as advances made to protect the Property and shall be payable by Debtor to Secured Party, with interest at the rate specified in the note representing the primary indebtedness, within thirty days following written demand for payment sent by Secured Party to Debtor by certified mail. Receipts for insurance premiums, taxes and repair or construction costs for which Secured Party has made payment shall serve as conclusive evidence thereof.

7. As additional security Debtor hereby assigns to Secured Party all rents accruing on the Property. Debtor shall have the right to collect and retain any rents as long as Debtor is not in default as provided in Paragraph 9. In the event of default, Secured Party in person, by an agent or by a judicially appointed receiver shall be entitled to enter upon, take possession of and manage the Property and collect the rents. All rents so collected shall be applied first to the costs of managing the Property and collecting the rents, including fees for a receiver and an attorney, commissions to rental agents, repairs and other necessary related expenses and then to payments on the indebtedness.

8. If all or any part of the Property, or an interest therein, is sold or transferred by Debtor, excluding (a) the creation of a lien subordinate to this Deed of Trust, (b) a transfer by devise, by descent or by operation of law upon the death of a joint owner or (c) the grant of a leasehold interest of three years or less not containing an option to purchase, Secured Party may declare all the indebtedness to be immediately due and payable. Secured party shall be deemed to have waived such option to accelerate if, prior or subsequent to the sale or transfer, Secured Party and Debtor's successor in interest reach agreement in writing that the credit of such successor in interest is satisfactory to Secured Party and that the successor in interest will assume the indebtedness so as to become personally liable for the payment thereof. Upon Debtor's successor in interest executing a written assumption agreement accepted in writing by Secured Party, Secured Party shall release Debtor from all obligations under the Deed of Trust and the indebtedness.

If the conditions resulting in a waiver of the option to accelerate are not satisfied, and if Secured Party elects not to exercise such option, then any extension or modification of the terms of repayment from time to time by Secured Party shall not operate to release Debtor or Debtor's successor in interest from any liability imposed by this Deed of Trust or by the indebtedness.

If Secured Party elects to exercise the option to accelerate, Secured Party shall send Debtor notice of acceleration by certified mail. Such notice shall provide a period of thirty days from the date of mailing within which Debtor may pay the indebtedness in full. If Debtor fails to pay such indebtedness

prior to the expiration of thirty days, Secured Party may, without further notice to Debtor, invoke any remedies set forth in this Deed of Trust.

9. Debtor shall be in default under the provisions of this Deed of Trust if Debtor (a) shall fail to comply with any of Debtor's covenants or obligations contained herein, (b) shall fail to pay any of the Indebtedness secured hereby, or any installment thereof or interest thereon, as such Indebtedness, installment or interest shall be due by contractual agreement or by acceleration, (c) shall become bankrupt or insolvent or be placed in receivership, (d) shall, if a corporation, a partnership or an unincorporated association, be dissolved voluntarily or involuntarily, or (e) if Secured Party in good faith deems itself insecure and its prospect of repayment seriously impaired.

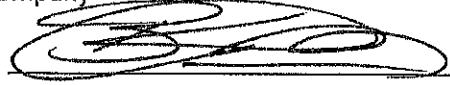
10. Secured Party may at any time, without giving formal notice to the original or any successor Trustee, or to Debtor, and without regard to the willingness or inability of any such Trustee to execute this trust, appoint another person or succession of persons to act as Trustee, and such appointee in the execution of this trust shall have all the powers vested in and obligations imposed upon Trustee. Should Secured Party be a corporation or an unincorporated association, then any officer thereof may make such appointment.

11. Each privilege, option or remedy provided in this Deed of Trust to Secured Party is distinct from every other privilege, option or remedy contained herein or afforded by law or equity, and may be exercised independently, concurrently, cumulatively or successively by Secured Party or by any other owner or holder of the Indebtedness. Forbearance by Secured Party in exercising any privilege, option or remedy after the right to do so has accrued shall not constitute a waiver of Secured Party's right to exercise such privilege, option or remedy in event of any subsequent accrual.

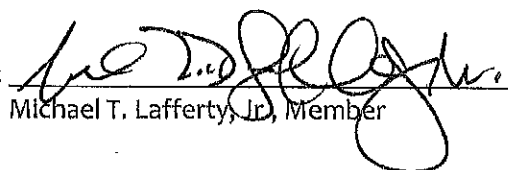
12. The words "Debtor" or "Secured Party" shall each embrace one individual, two or more individuals, a corporation, a partnership or an unincorporated association, depending on the recital herein of the parties to this Deed of Trust. The covenants herein contained shall bind, and the benefits herein provided shall inure to, the respective legal or personal representatives, successors or assigns of the parties hereto subject to the provisions of Paragraph 8. If there be more than one Debtor, then Debtor's obligations shall be joint and several. Whenever in this Deed of Trust the context so requires, the singular shall include the plural and the plural the singular. Notices required herein from Secured Party to Debtor shall be sent to the address of Debtor shown in this Deed of Trust.

IN WITNESS WHEREOF, Debtor has executed this Deed of Trust on the 1st day of December, 2017.

605 HOLDINGS LLC, a Mississippi limited liability company

By: 

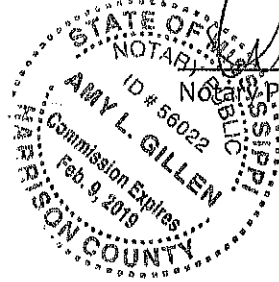
Brax C. Clark, Member

By: 

Michael T. Lafferty, Jr., Member

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 1st day of December, 2017, within my jurisdiction, the within named **BRAX C. CLARK**, who acknowledged that he is the Member of **605 HOLDINGS LLC**, a Mississippi limited liability company, and that for and on behalf of the said company, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.



Amy L. Gillen

EXHIBIT "A"

1423 Magnolia Street, Gulfport, Mississippi
Parcel Number 1010F-02-041.000

Beginning at a point on the South margin of Magnolia Street in Handsboro, Harrison County, Mississippi, which point is 210 feet, more or less, East of the East margin of Gulf Street in said village, and being in the Northeast corner of the property now or formerly belonging to Cuendet; running thence Easterly along the South margin of Magnolia Street, a distance of 254.18 feet to a point; running thence South and parallel with the East margin of said Gulf Street, a distance of 407 feet to a point; running thence in a Westerly direction and parallel with the South margin of said Magnolia Street, a distance of 254.18 feet to a point; running thence Northerly and parallel with the East margin of said Gulf Street, a distance of 407 feet to the South margin of Magnolia Street, the point of beginning. Said property being situated in and being a part of Southeast Quarter of Section 30, Township 7 South, of Range 10 West in said County.

LESS AND EXCEPT:

Begin at a point that is 10 meters (32.808 feet) Southerly of and perpendicular to the centerline of the relocation of a County road at Station 1 + 110 as shown on the plans for State Project No. 94-9371-00-004-10; from said point of beginning run thence South $85^{\circ}58'$ West, a distance of 35.057 meters (115.016 feet) to a point that is 12 meters (39.370 feet) Southerly of and perpendicular to the centerline of the relocation of a County road at Station 1 + 075; thence run South $79^{\circ}59'$ West, a distance of 20.341 meters (66.736 feet) to the West line of the Grantors property; thence run North along said West property line, a distance of 10.018 meters (32.867 feet) to the present Southern right-of-way line of Magnolia Street; thence run North $89^{\circ}36'$ East along said Southern right-of-way line of Magnolia Street, a distance of 54.943 meters (180.259 feet); thence run South $00^{\circ}46'$ East, a distance of 4.397 meters (14.426 feet) to the point of beginning, containing 0.036 hectares (0.089 acres), more or less.

MISCELLANEOUS PAYMENT RECPT#: 11475153
CITY OF GULFPORT

GULFPORT, MS 39501

DATE: 09/08/22 TIME: 10:12:11
CLERK: lbarefoot DEPT:
CUSTOMER#:

COMMENT:

CHG: PZD PLANNING AND ZO 75.00

AMOUNT PAID: 75.00

PAID BY: APPLE CONSTRUCTION
PAYMENT METH: CHECK
31770

REFERENCE:

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

MISCELLANEOUS PAYMENT RECPT#: 11475153
CITY OF GULFPORT

GULFPORT, MS 39501

DATE: 09/08/22 TIME: 10:12:11
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REFERENCE:

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

SCANNED



John 1st Judicial District
Instrument 2017 9191 D -J1
Filed/Recorded 12/27/2017 03:24 P
Total Fees \$ 12.00
8 Pages Recorded

PREPARED BY AND RETURN TO:

HENRY N. DICK, III, MSB#10113
PAGE, MANNINO, PERESICH &
MCDERMOTT, P.L.L.C.
POST OFFICE DRAWER 289
BILOXI, MS 39533-0289
(228) 374-2100

TITLE NOT EXAMINED

INDEXING INSTRUCTIONS:

PT SE 1/4 of Sec. 30-7-10 Harrison
County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT



WARRANTY DEED

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

VERNON A. CLARK and wife, SANDRA G. CLARK,
P.O. Box 3327, Gulfport, Mississippi 39507, (228) 323-1451,

does hereby sell, convey and warrant unto

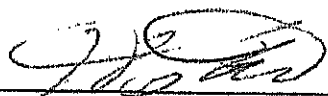
605 HOLDINGS LLC,
a Mississippi limited liability company,
1116 Cowan Road, Suite H, Gulfport, Mississippi 39503, (228) 223-7322,

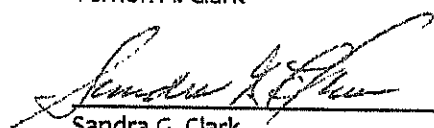
the following described real property, together with all improvements thereon, located in the First Judicial District of Harrison County, State of Mississippi, to-wit:

See Exhibit "A" attached hereto

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

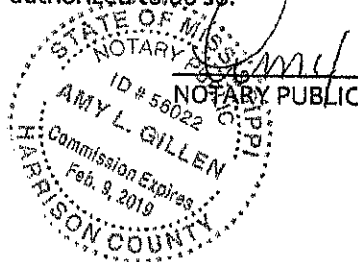
WITNESS our signatures on this the 1st day of December, 2017.


Vernon A. Clark


Sandra G. Clark

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, in and for the said county and state, on this 1st day of December, 2017, within my jurisdiction, the within named, VERNON A. CLARK and SANDRA G. CLARK, who acknowledged that they executed the above and foregoing instrument, after first having been duly authorized to do so.



23

3

EXHIBIT "A"

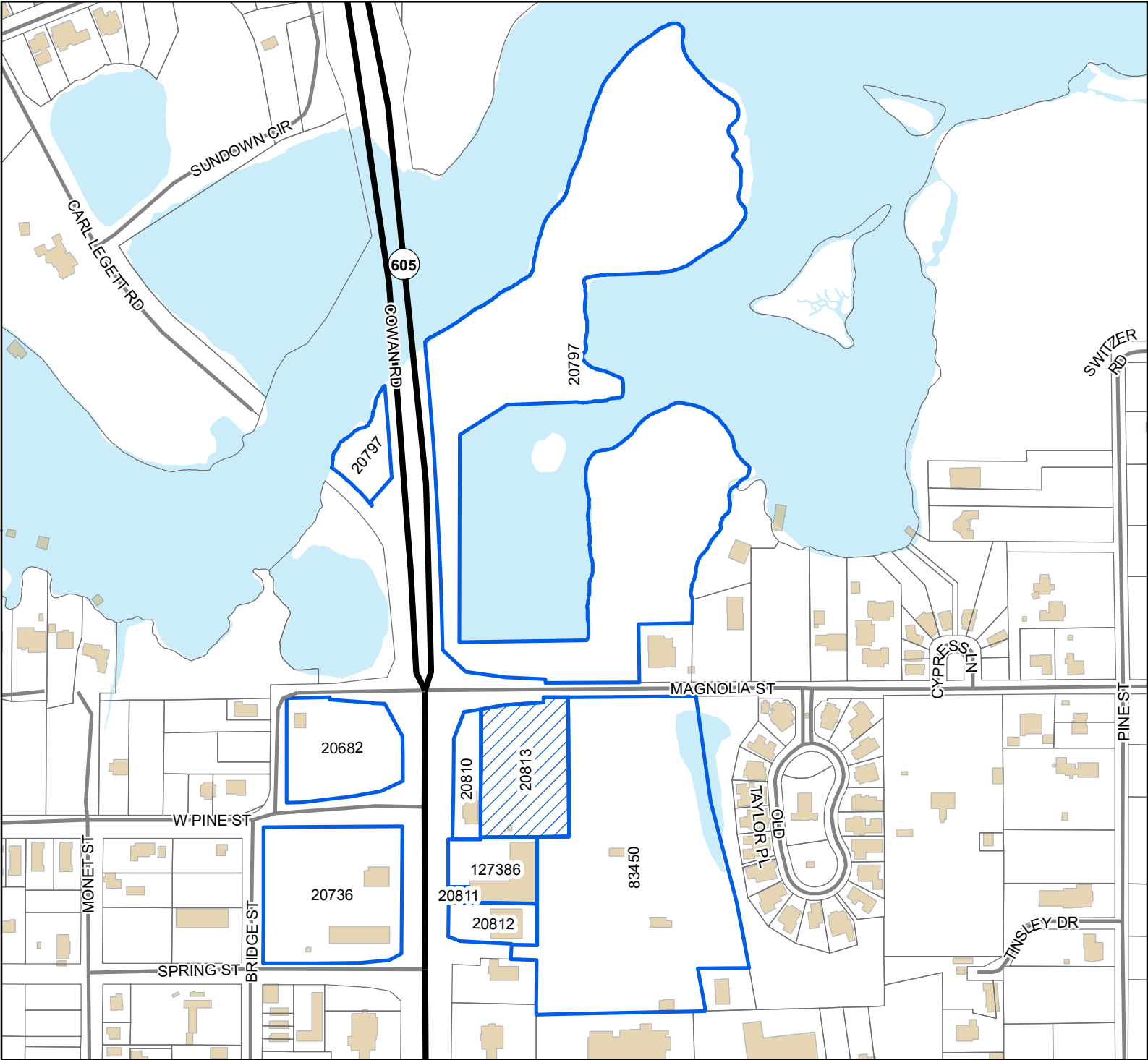
1423 Magnolia Street, Gulfport, Mississippi
Parcel Number 1010F-02-041.000

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LESS AND EXCEPT:

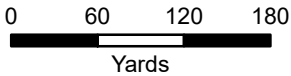
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Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
20813	1010F-02-041.000	605 HOLDINGS LLC, BRAX CLARK (OWNER)		1116 COWAN RD STE H	GULFPORT	MS	39503
20813	1010F-02-041.000	APPLE CONSTRUCTION , DAVID TAYLOR (AGENT)		2591 23RD AVENUE	GULFPORT	MS	39501
Adjacent Property Owners (2210ZB193)							
20682	1010E-01-006.000	MAGNOLIA PLEX LLC		2208 18TH ST STE B	GULFPORT	MS	39501
20811	1010F-02-036.000	WENTWORTH JUDY		1226 W PINE ST	GULFPORT	MS	39507
83450	1010F-02-042.000	BAYWOOD CAMP GROUNDS INC		12506 LORRAINE RD	BILOXI	MS	39532
20810	1010F-02-037.000	PLATTS MARY KATE -TRUSTEE-		65 54TH STREET	GULFPORT	MS	39507
20812	1010F-02-035.000	KROHN PROPERTIES LLC		1110 COWAN ROAD	GULFPORT	MS	39507
20736	1010E-02-001.000	DEDEAUX UTILITY CO INC		1317 24TH AVE SUITE C	GULFPORT	MS	39501
20797	1010F-01-021.000	WEIN-AIR HOLDINGS LLC		315 S COURT ST	OPELOUSAS	LA	70570
127386	1010F-02-036.001	DAK HOLDINGS LLC		2472 PASS ROAD STE A	BILOXI	MS	39531



Legend

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



1 inch = 400 feet



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

RE: Variance 2210ZB193, by agent David Taylor, tax parcel 1010F-02-041.000, Variance for additional signage, 1423 Magnolia Street, Zoned T5 (Urban Center Zone), 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, October 20, 2022**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Zoning Board for **Thursday, October 20, 2022**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

211

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:**

IPL0092106

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

48.48

Payment Type:

Account Billed

User ID:

IPL0024925

ACCOUNT INFORMATION

GULFPORT URBAN DEVELOPMENT IP

PO BOX 1780

GULFPORT, MS 39502

228-868-5705

AccountsPayable@gulfport-ms.gov

GULFPORT URBAN DEVELOPMENT

TRANSACTION REPORT**Date**

September 28, 2022 11:51:49 AM EDT

Amount:

48.48

SCHEDULE FOR AD NUMBER IPL00921060

October 5, 2022

SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00921060**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, October 20, 2022 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development-Planning Division located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Variance 2209ZB174, by agent Kenny Bodurak, tax parcel 09100-03-020.000, Variance for parking, Court-house Rd, Zoned T4+ (General Urban Zone "Plus"), Ward 4

Variance 2210ZB177, by owners Sara Zelaya-Hernandez & Andrew Hudson, tax parcel 1007M-02-023.001, Requests variances for accessory structure size, setbacks & quantity, 13199 Mock St, Zoned R-E (Residence Estate), Ward 6

Variance 2210ZB179, by owner Andre Williams, tax parcel 0908N-01-043.000, Variances for accessory structure size, setbacks, height, and quantity, 2404 Fortson St, Zoned R-1-10 (Single-family), Ward 5

Variance 2210ZB180, by owners Ryan & Danielle Cotton, tax parcel 0807.L

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01-012.009, Variances for accessory structure size and setbacks, 14428 Duckworth Cv, Zoned R-1-15 (Single-family), Ward 7

Variance 2210ZB182, by owner Dennis Barber, tax parcel 0811H-02-041.000, Variance for setback, 1507 Olive Ave, Zoned R-1-7.5 (Single-family), Ward 2

Variance 2210ZB183, by agent Derek Bjornstad, tax parcel 0711K-03-002.000, Variances for setbacks, 4707 Old Pass Rd, Zoned R-1-7.5 (Single-family), Ward 1

Variance 2210ZB187, by owners Owen Mossy & Charles Bright, tax parcel 0811L-04-016.000, Variances for parking and backing into the right-of-way, 1337 31st Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Special Exception 2210SE188, by owner Frankie Jackson, tax parcel 0809E-02-004.000, Requests a tattoo parlor use, 10000 Factory Shops Blvd, Zone B-4 (Highway business), Ward 3

Variance 2210ZB189, by agent John Ravenscroft, tax parcel 0811B-01-037.000, Variance to allow backing into the right-of-way, 2601 15th Ave, Zoned B-2 (General business), Ward 3

Variance 2210ZB193, by agent David Taylor, tax parcel 1010F-02-041.000, Variance for additional signage, 1423 Magnolia Street, Zoned T5 (Urban Center Zone), Ward 4

This the 28th day of September 2022

A. Lee Palermo, Chairman

City of Gulfport Zoning Board of Adjustment and Appeals

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Publication Dates

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