

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

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

F1. Zoning Board Meeting - October 20, 2022

- G. Hearing of Cases**

G1. Public Declaration of Appeal Process of Chairman

Any person or any officer, department or agency of the City aggrieved by any decision of the Zoning Board of Adjustment and Appeals may, within fifteen (15) days thereafter appeal there from to the mayor and City Council by filing with the Planning Division a written notice of appeal specifying the decision from which the appeal is taken. In case of such appeal, the Zoning Board shall cause a transcript of the proceedings in the case to be certified to the mayor and City Council, and the matter will be heard on said transcripts. The filing fee for an appeal, is based on the actual cost of the required official transcript and any related miscellaneous charges. Any appeal shall be in writing and submitted to the Department of Urban Development-Planning Division stating what decision is being appealed and detailing how you are aggrieved.

G2. Anyone speaking today is asked to complete a "Speaker's Card".

Please provide the completed card at the time you speak to the Zoning Board. City staff personnel can assist in any questions you may have or in completing the card. This public meeting is open to all for comment.

G3. Routine Agenda

1. Special Exception 2211SE200
Withdrawn by Administration

Special Exception 2211SE200, by agent Adeeb Botros, tax parcel 0810C-03-059.000,
Requests liquor store use, 8304 Hwy 49 B, Zoned B-4 (Highway business), Ward 3

2. Variance 2209ZB174:
Tabled from October 20, 2022 Meeting

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

3. Variance 2210PC179:
Tabled from October 20, 2022 Meeting

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

H. Adjournment

MINUTES

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING

Thursday, October 20, 2022 3:00 P.M.

GULFPORT CITY COUNCIL CHAMBERS

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

BOARD MEMBERS PRESENT:

MARY ANN WIGINTON
NATHAN BODDIE
MICHAEL DANIELS
LESLIE NORTH

BOARD MEMBERS ABSENT:

LEE PALERMO
ROBERT PHARR
JONATHAN MARSHALL

STAFF MEMBERS PRESENT

GREG HOLMES
CORY LONG
MATILDA WELCH
LESLIE ERVIN
KEVIN BROWN

COURT REPORTER:

NORMA SOROE

E. Confirmation of Agenda:

F. Approval of Minutes:

Motion by **Mrs. Wiginton** and seconded by **Mr. Daniels** to approve Minutes of the **September 15, 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 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

Speaking for the Petition: None

Speaking against the Petition:

Motion: Mr. Daniels – To table case for November meeting due to applicant not present at meeting.

Second: Mrs. Wiginton

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

Action: Motion carried unanimously.

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

Speaking for the Petition: Sara Hudson, Joe Grayson

Speaking against the Petition: None

Motion: Mrs. Wiginton – To approve applicant request.

Second: Mr. Boddie

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

Action: Motion carried unanimously.

3. Variance 2210ZB179:

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

Speaking for the Petition: Andre Williams

Speaking against the Petition: Kimberly Chaffi

Motion: Mr. Daniels – To approve applicant request.

Second: Mrs. Wiginton

Motion failed from lack of a positive vote.

Second Motion: Mr. Boddie – To table case to the November meeting so that applicant can provide adequate site plan.

Second: Mrs. Wiginton

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

Action: Motion carried 3-1.

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

Speaking for the Petition: Ryan Cotton

Speaking against the Petition: None

Motion: Mrs. Wiginton – To approve applicant request.

Second: Mr. Daniels

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

Action: Motion carried 3-1

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

Speaking for the Petition: Dennis Barber, John Ruble

Speaking against the Petition: Christine Smith

Motion: Mrs. Wiginton – To approve applicant request.

Second: Mr. Boddie

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

Action: Motion carried unanimously.

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

Speaking for the Petition: Julie Draper

Speaking against the Petition: None

Motion: Mr. Daniels – To approve applicant request.

Second: Mr. Boddie

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

Action: Motion carried unanimously.

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

Speaking for the Petition: Blair Bright

Speaking against the Petition: David Wolf

Motion: Mrs. Wiginton

Second: Mr. Boddie

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

Action: Motion carried unanimously.

8. Special Exception 2210ZB188:

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

Speaking for the Petition: Frankie Jackson

Speaking against the Petition: None

Motion: Mr. Boddie – To approve applicant request.

Second: Mr. Daniels

Lee Palermo	- Chairman - Absent
Leslie North	- Acting Chair
Mary Ann Wiginton	- Yea

Michael Daniels - Yea
Robert Pharr - Absent
Nathan Boddie - Yea
Jonathan Marshall - Absent

Action: Motion carried unanimously.

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

Speaking for the Petition: John Ravenscroft

Speaking against the Petition: None

Motion: Mrs. Wiginton – To approve applicant request.

Second: Mr. Boddie

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

Action: Motion carried unanimously.

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

Speaking for the Petition: Randy Brntyn

Speaking against the Petition: None

Motion: Mr. Daniels – To approve applicant request

Second: Mrs. Wiginton

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

Action: Motion carried unanimously.

Adjournment:

Motion by **Mrs. Wiginton** to adjourn the meeting was seconded by **Mr. Boddie** and carried unanimously. The meeting adjourned **4:23 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: November 17, 2022

Re: Public Declaration of Appeal Process of Chairman

MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: November 17, 2022

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

MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: November 17, 2022

Re: Routine Agenda

MEMORANDUM

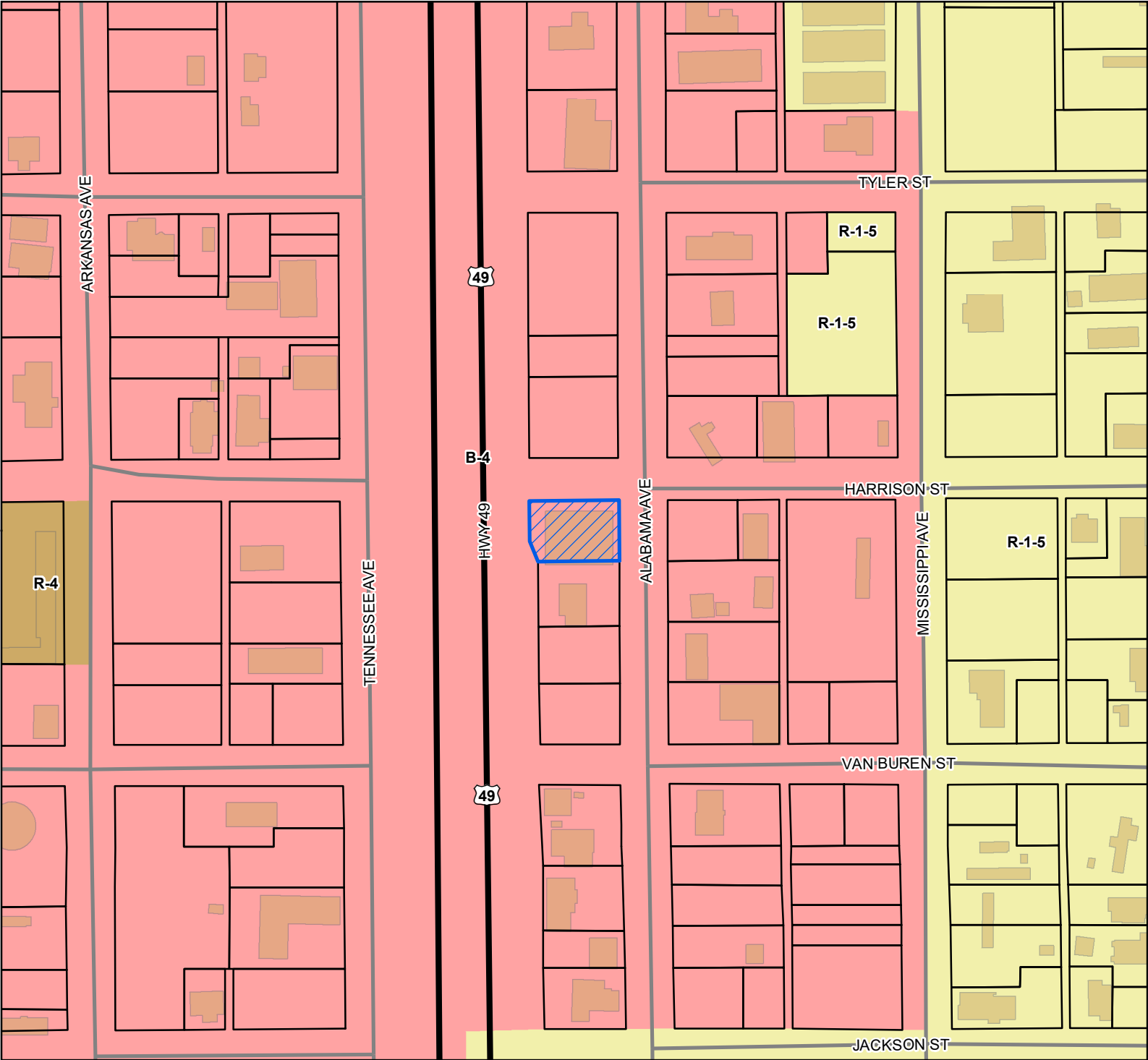
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: November 17, 2022

Re: Special Exception 2211SE200
Withdrawn by Administration

Special Exception 2211SE200, by agent Adeeb Botros, tax parcel 0810C-03-059.000, Requests liquor store use, 8304 Hwy 49 B, Zoned B-4 (Highway business), Ward 3



Site

US or State Highway

Street

Parcels

Buildings

Zoning

B-4 - Highway Business District

R-1-5 - Single Family Residence District (Medium Density)

R-4 - General Residence (High Density)

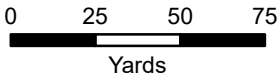
Site Information

0810C-03-059.000

Zoning: B-4 (Highway business)

Size: 8,048 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 #: 2211 SE 200
Date Received: 9/28/2023
Receipt #: _____

APPLICATION FOR SPECIAL EXCEPTION

Property Information

TAX PARCEL # 08100-03-059.000

Received By: _____
Zoning: B-4
Ward: 3 Flood: X
Size: 8,048 sq ft.

(If necessary, use separate sheet of paper)

Address of Property Involved: 8304 Blumy 49 Gulfport ms 39501

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

General Location: _____

GENERAL DESCRIPTION OF REQUEST:

Liquor store

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

MAGDY Botros
Printed Name Of Owner
15468 Parkwood Dr N
Mailing Address
GULFPORT MS 39503
City State Zip code
228-539-5258
Home Phone Work/Cell Phone

Email

Magdy Botros
Signature Of Owner

AGENT

Adceb Botros
Printed Name Of Agent
15468 Parkwood Dr N
Mailing Address
Gulfport ms 39503
City State Zip code
228 547 6013
Home Phone Work/Cell Phone

Email

bebosb10@yahoo-com
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.

- ⑥ ① Site provides access to a rich array
- ② I ~~do~~ always have everything I need
- ③ I do NOT need any more than everyone else
- ④ I provide an energy saving from a public utility
- ⑤ I do provide all ~~the~~ that is needed for business

(F)

- ① I already have everything set up
- ② I site already off of site parking
- ③ N/A
- ④ I ~~am~~ already have everything on site
- ⑤ the site is surrounded by zoning
- ⑥ the existing sign does not mess with traffic when on
- ⑦ the same as other's
- ⑧ N/A
- ⑧ it is the same as other buslines around
- ⑨ the site if approved would be thru the speaker



Designation of Agent

I, MAGDY Botros, being owner of the property 8304 B Hwy 49 Gulfport MS
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Adeeb Botros 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.

MAGDY Botros

Signature

9-28-2022

Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 28 day of September, 20 22

Leslie Ervin

Notary Public



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

Return To:
Schwartz, Orgler & Jordan, PLLC
12206 Highway 49
Gulfport, MS 39503

Grantor: **Magdy Adieb Botros**
15468 Parkwood Drive N
Gulfport, MS 39503
228-863-1112

Grantee: **Adeeb Magdy Botros**
15466 Parkwood Drive N
Gulfport, MS 39503
228-547-6013

STATE OF MISSISSIPPI
COUNTY OF HARRISON

DURABLE POWER OF ATTORNEY

I, **MAGDY ADIEB BOTROS**, a legal resident of Harrison County, Mississippi, revoke all prior Durable Powers of Attorney executed by me and do hereby appoint **Adeeb Magdy Botros**, to be my lawful attorney-in-fact. **Adeeb Magdy Botros**, as my attorney-in-fact, shall have the full responsibility, power and authority, acting in concert, to deposit or withdraw funds from any bank accounts in my name, to fully execute contracts, deeds and deeds of trust for the sale of real estate, and power and authority to perform every financial, business or other transactions involving my person or estate as fully and effectually to all intends and purposes as I might or could do in my own proper person.

This power of attorney shall not be affected by subsequent disability or incapacity of the principal, or lapse of time.

The responsibility, power and authority granted to my attorney-in-fact cannot be delegated to another person.

The responsibility, power and authority of my attorney-in-fact shall commence on the 24 day of March, 2022.

The responsibility, power and authority of the attorney-in-fact shall remain in full force and effect until revoked by written notice, which shall be recorded in the Office of the Chancery Clerk of Harrison County, Mississippi.

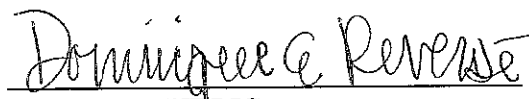
Having read and comprehended this document, I affix my signature on this 24 day of March, 2022.


MAGDY ADIEB BOTROS

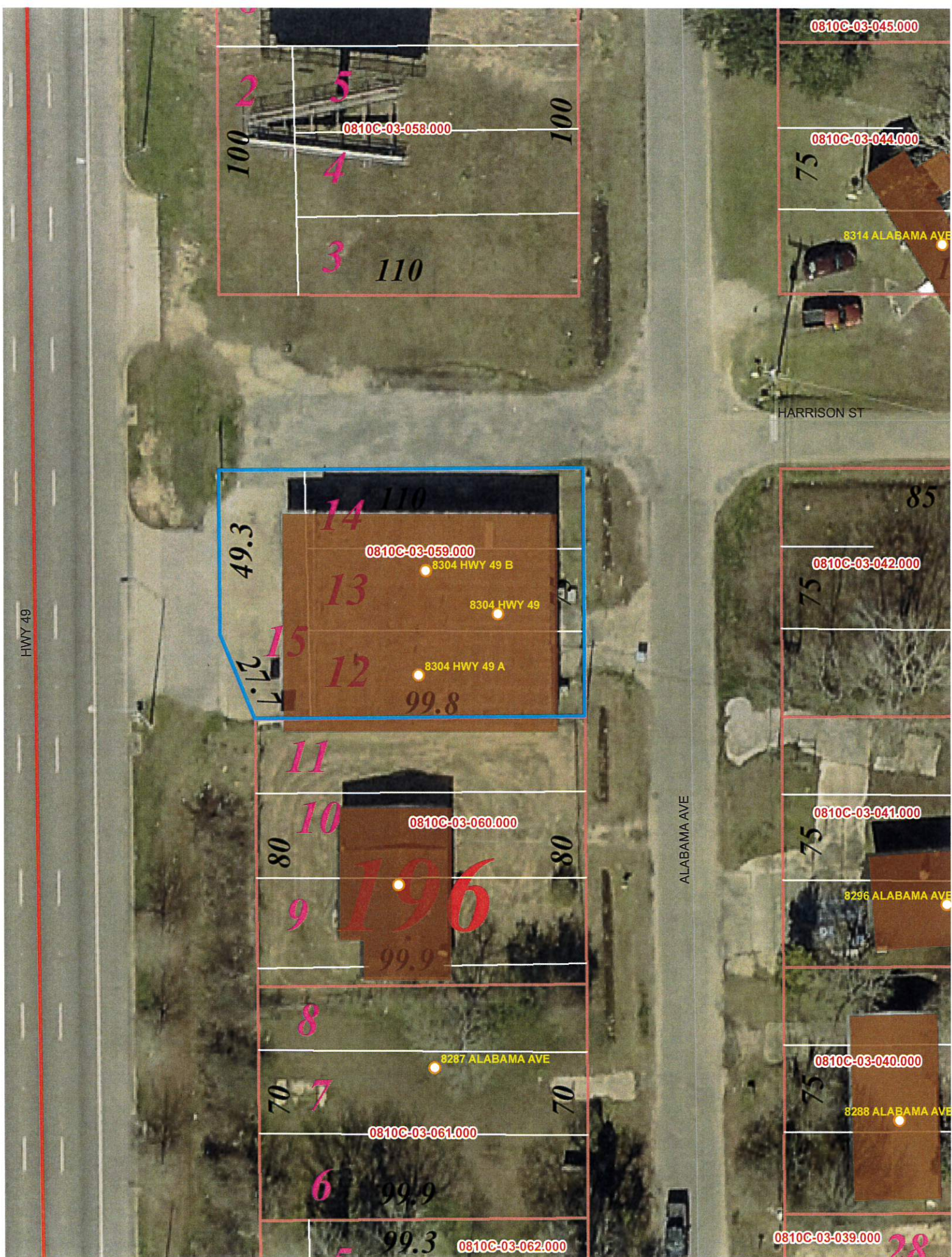
STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named **MAGDY ADIEB BOTROS**, who acknowledged that he signed and delivered the above and foregoing instrument on the day and year therein mentioned.

GIVEN under my hand and official seal of office this 24 day of March, 2022.


NOTARY PUBLIC





STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT



1st Judicial District
Instrument 2005 20423 D -J1
Filed/Recorded 11 15 2005 11 35 A
Total Fees 16.00
2 Pages Recorded

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, I, **MAGDY ANISE**, ("Grantor"), does hereby sell, convey and warrant unto **MAGDY BOTROS**, ("Grantee"), the following described real property situated and being located in the First Judicial District of Harrison County, Mississippi as follows, to-wit:

Lots Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15) and Sixteen (16), LESS that part of Lot Sixteen (16) conveyed to the State Highway Commission in Warranty Deed recorded in Deed Book 426 at Page 412, all in Block One Hundred Ninety-six (196), NORTH GULFPORT, 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 2 at Page 1 (Copy Book 1-A at Page 47), reference to which is hereby made in aid of and as a part of this description.

LESS AND EXCEPT that part of Lot Fifteen (15) conveyed to Mississippi Transportation Commission in Warranty Deed recorded in Deed Book 1371 at Page 92 described as follows:

Being at the point of intersection of the present Easterly right-of-way line of U.S. Highway No. 49 with the Southerly line of grantors property as shown on the plats for State Project No. 94-0008-01-069-10; from said point of beginning run thence Northwesterly along the present Easterly right-of-way line of said highway, a distance of 7.816 meters (25.643 feet) to the Northerly line of grantors property; thence run South 22° 18' East along said Northerly property line, a distance of 8.447 meters (27.713 feet) to the Southerly line of grantors property; thence run due West along said Southerly property line and the Southerly line of Lot 15, Block 196, North Gulfport Addition, a distance of 3.094 meters (10.151 feet) to the point of beginning and containing 0.001 hectares (0.003 acres), more or less.

All of the above being situated in and a part of Lot 15, Block 196, North Gulfport Addition, as recorded in Plat Book 2, Page 1 (Copy Book 1-A, Page 47), Chancery Clerk's office of the First Judicial District of Harrison County, Mississippi.

This conveyance is subject to any and all restrictive covenants and conditions, easements, rights-of-way, and prior reservations of oil, gas and other minerals of record pertaining to the above subject property.

The subject property is no part of Grantor's homestead.

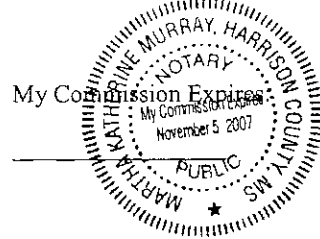
Taxes for the year 2005 have been prorated and are assumed by the Grantee.

WITNESS MY SIGNATURE this the 10th day of November, 2005.

A handwritten signature in black ink, appearing to read "Magdy Anise", is written over a horizontal line.
MAGDY ANISE

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 10th of November, 2005, within my jurisdiction, the within named Magdy Anise, who acknowledged that he executed the above and foregoing Warranty Deed.



Martha Katherine Murray
NOTARY PUBLIC

Grantor's Address:

Magdy Anise
100 Catawpa Place
Gulfport, MS 39503
(228) 832-0385

Grantee's Address:

Magdy Botros
15468 Parkwood Drive N.
Gulfport, MS 39503
(228) 343-2497

Instrument Prepared By
and Return To:

Balch & Bingham LLP
P.O. Box 130
Gulfport, Mississippi 39502
Phone: (228) 864-9900

MISCELLANEOUS PAYMENT RECPT#: 11832871
CITY OF GULFPORT

GULFPORT, MS 39501

DATE: 09/28/22 TIME: 14:59:37
CLERK: jseferovi DEPT:
CUSTOMER#:

COMMENT:

CHG: PZD PLANNING AND ZO 75.00

AMOUNT PAID: 75.00

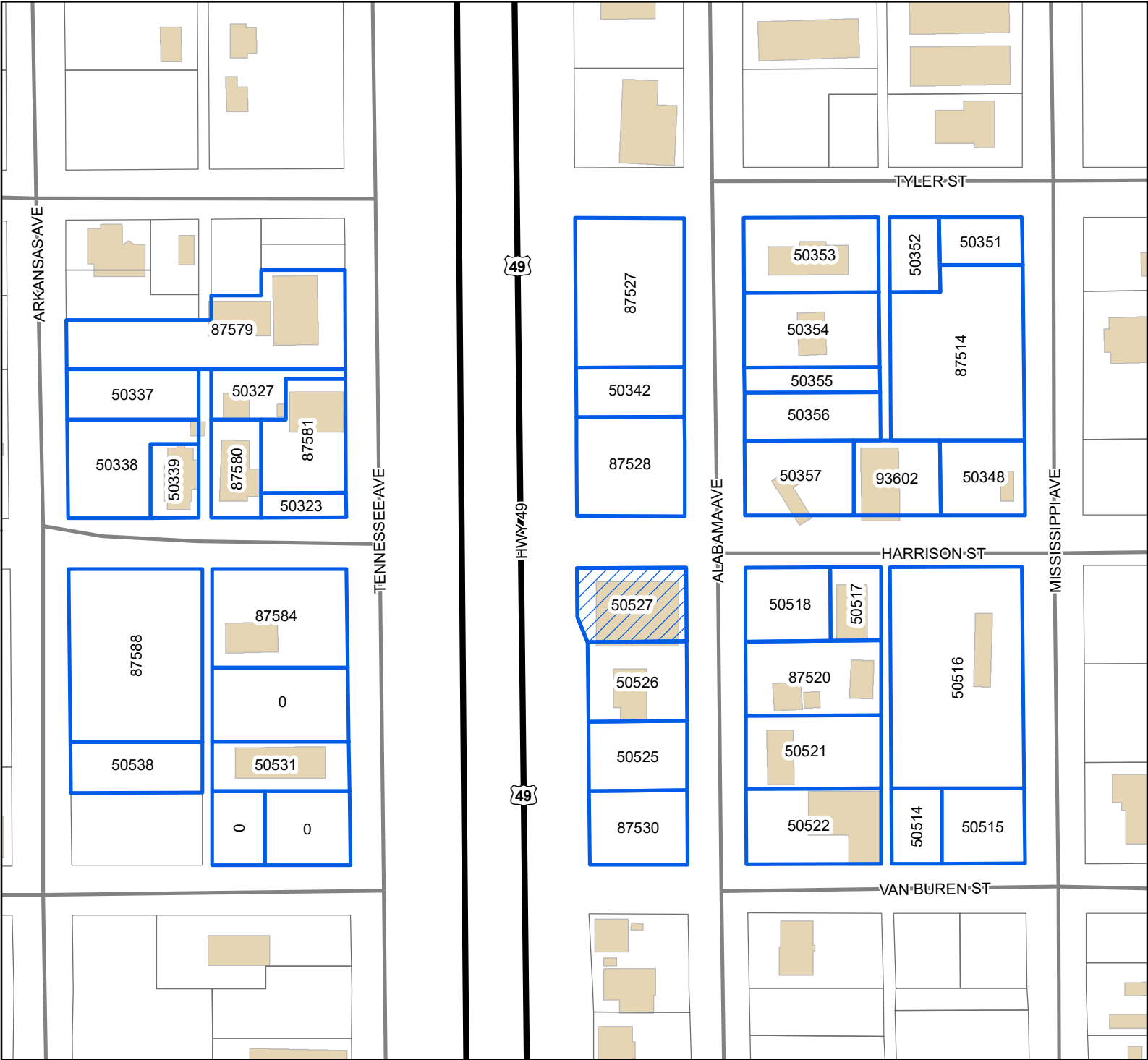
PAID BY: ADREB BOTROS
PAYMENT METH: CASH

REFERENCE:

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

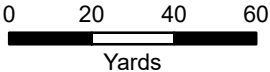
Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	50526	0810C-03-060.000	BOTROS MAGDY (OWNER)	15468 PARKWOOD DR N	GULFPORT	MS	39503
	50527	0810C-03-059.000	BOTROS MAGDY ETAL (OWNER)	15468 PARKWOOD DR N	GULFPORT	MS	39503
			ADEEB BOTROS (AGENT)	15466 PARKWOOD DR N	GULFPORT	MS	39503
N			Adjacent Property Owners (2211SE200)				
	87528	0810C-03-058.000	ANISE MAGDY & SOHEIR	31346 GOLDEN GATE DR 8292	WESLEY CHAPEL	FL	33545
	50339	0810C-06-022.000	BRODY DANIEL	98 MARCIE DR	LONG BEACH	MS	39560
	87580	0810C-06-008.000	CRAWFORD BETTY ETAL	2506 HARRISON ST	GULFPORT	MS	39501
N	50327	0810C-06-007.000	CRAWFORD BETTY ETAL	2506 HARRISON ST	GULFPORT	MS	39501
	87584	0810C-06-011.000	CUFFEE LUEVELLE BERNITA	23011 ENCHANTED AVE	PASS CHRISTIAN	MS	39571
	50538	0810C-06-020.000	DALEY ROBERT M	P O BOX 4273	GULFPORT	MS	39502
	50338	0810C-06-023.000	DURR MOLLIE J -EST-	4606 GOLDFISH DR	GULFPORT	MS	39501
	93602	0810C-03-032.001	EMANUEL BAPTIST CHURCH OF GPT	1208 MILLS AVE	GULFPORT	MS	39501
	87514	0810C-03-031.000	FREEMAN KERRY & OLLIE D	103 REED AVE	LONG BEACH	MS	39560
N	50351	0810C-03-030.000	FREEMAN KERRY & OLLIE D	103 REED AVE	LONG BEACH	MS	39560
	87579	0810C-06-006.000	FRISBY CLIFFORD CARL	2205 JOHN HILL BLVD	GULFPORT	MS	39501
	50356	0810C-03-045.000	HOLMES BERYL T -ESTATE-	198 HOLLY CIR	GULFPORT	MS	39501
N	50352	0810C-03-029.000	JEFFERSON WILLIE	8340 ALABAMA AVE	GULFPORT	MS	39501
	50355	0810C-03-046.000	JEFFERSON WILLIE & ROSAN BELINDA	8340 ALABAMA AVE	GULFPORT	MS	39501
	50353	0810C-03-047.001	JEFFERSON WILLIE L	8340 ALABAMA AVE	GULFPORT	MS	39501
	87520	0810C-03-041.000	LEE PERRY & AUDRY	11101 GRACE RD	PASS CHRISTIAN	MS	39571
	50521	0810C-03-040.000	LEE PERRY J & AUDREY F	8288 ALABAMA AVE	GULFPORT	MS	39503
	87581	0810C-06-009.000	LEWIS MUNA	12560 BEAU FOREST DR	GULFPORT	MS	39503
	50357	0810C-03-044.000	MAGEE WILLIE JR	8314 ALABAMA AVE	GULFPORT	MS	39501
	50516	0810C-03-033.000	MILES WILTHER MARIE EASTERLING	8297 MISSISSIPPI AVE	GULFPORT	MS	39501
	50518	0810C-03-042.000	MILLER SYLVESTER & ELESSIE	6236 W MISSISSIPPI	PORTLAND	OR	97217
	50514	0810C-03-034.000	MT OLIVE MASONIC LODGE #83	8280 ALABAMA AVE	GULFPORT	MS	39501
	87530	0810C-03-062.000	NECESSITY SERVICE CO INC	8239 GROVEVIEW	FERNDAL	MI	48220
	50348	0810C-03-032.000	NICHOLS KIM	1003 TIGRIS LANE	HOUSTON	TX	77090
	50517	0810C-03-043.000	PARISH DOROTHY M	15173 HARRISON ST	GULFPORT	MS	39501
	50531	0810C-06-015.000	SHIELDS EDGAR W & AUGUSTINE A	4308 LIME ST	METAIRIE	LA	70006
	50515	0810C-03-035.000	SMITH CHERYL & PETTIS FRANCINE	12404 BRIARWOOD DR E	GULFPORT	MS	39503
	50337	0810C-06-024.000	SMITH MARSHALL & HELEN	4606 GOLDFINCH DR	GULFPORT	MS	39501
	50354	0810C-03-047.000	TIMS YVONNE JEFFERSON ETAL	8336 ALABAMA AVE	GULFPORT	MS	39501
	50525	0810C-03-061.000	TRIP LLC	20 MOCKINGBIRD LANE	GULFPORT	MS	39507
	50323	0810C-06-010.000	W T A INC	P O BOX 206	BILOXI	MS	39533
	87588	0810C-06-021.000	WILLIAMS BRIAN R & ELEANOR M	P O BOX 4273	GULFPORT	MS	39502

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	87527	0810C-03-056.000	ZHU JIAFENG	1005 W HUEY ST	GONZALES	LA	93926
N	50342	0810C-03-057.000	ZHU JIAFENG	1005 W HUEY ST	GONZALES	LA	93926



Legend

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



1 inch = 140 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.

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:
IPL0096113
External Order #:
340357
Order Status:
Submitted
Classification:
Legals & Public Notices
Package:
BLX - Legal Ads
Final Cost:
85.20
Payment Type:
Account Billed
User ID:
IPL0024925

ACCOUNT INFORMATION

GULFPORT URBAN DEVELOPMENT IP
PO BOX 1780
GULFPORT, MS 39502
228-868-5705
AccountsPayable@gulfport-ms.gov
GULFPORT URBAN DEVELOPMENT

TRANSACTION REPORT

Date
October 27, 2022 11:41:15 AM EDT
Amount:
81.72
Date
October 31, 2022 2:13:43 PM EDT
Amount:
3.48

SCHEDULE FOR AD NUMBER IPL00961130

November 2, 2022

PREVIEW FOR AD NUMBER IPL00961130**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 Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, November 17, 2022 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Planning Commission Approval 2211PC194, by owner Daniel Conwill IV, tax parcel 1011D-03-006.000, Requests for outdoor entertainment venue, 942 1/2 Beach Blvd, Zoned T5 (Urban Center Zone), Ward 2

Zoning Map Amendment 2211PC195, by owner Daniel Conwill IV, tax parcel 1011D-03-008.000, Requests rezone from T5 (Urban Center Zone) to T6 (Urban Core Zone), 942 1/2 Beach Blvd, Ward 2

Planning Commission Approval 2211PC196, by owner Jermille Johnson, tax parcel 0810B-03-099.000, Requests mobile home use, W Virginia Ave, Zoned R-1-5 (Single-family), Ward 3

Zoning Map Amendment 2211PC198, by agent Jorge Vargas, tax parcel 1007M-01-038.000, Requests to rezone from R-B (Residence-business) to R-E (Residence estate), 13062 Sheldon St, Zoned R-B (Residence-business), Ward 6

Planning Commission Approval 2211PC199, by agent Terrell Roddy, tax parcel 0808D-04-004.000, Requests to allow a medical cannabis dispensary use, 12407 HWY 49 N, Zoned B-4 (Highway business), Ward 7

Special Exception 2211SE200, by agent Adebol Bolos, tax parcel 0810C-03-059.000, Requests liquor store use, 8304 HWY 49 B, Zoned B-4 (Highway business), Ward 3

Planning Commission Approval 2211PC201, by owners Barry & Theresa Weyland, tax parcel 1010E-03-007.015, Request home occupation for real estate office, 927 Old Towne St, Zoned T3 (Sub-Urban Zone), Ward 4

Zoning Map Amendment 2211PC202, by agent Joyce Unsworth, tax parcel 0710C-02-102.002, Requests to rezone from B-1 (Neighborhood business) to R-B (Residence-business), 4809 29th St, Zoned B-1 (Neighborhood business), Ward 1

Planning Commission Approval 2211PC203, by agent Doug Hanson, tax parcel 0811G-03-033.000, Request home occupation for mobile windshield repair business, 1632 2nd St, Zoned T4L (General Urban Zone "Limited"), Ward 2

Appeals 2211PC204, by owners 3112 Pass Rd LLC & Ronald Fremin II, tax parcel 0811D-04-009.000, Requests metal exterior on facility, 3112 Pass Road, Zoned I-1 (Light Industry), Ward 1

Planning Commission Approval 2211PC205, by owners Yolanda & Marcus Stubbs, tax parcel 0903J-01-036.000, Requests home occupation for mobile notary use, 20 Joanna Lane, R-1-10 (Single-family) Ward 6

Zoning Map Amendment 2211PC206, by owners Incia Hernandez & Wilson Martinez, tax parcel 0910N-01-018.001, Request to rezone from B-2 (General Business) to R-B (Residence Business), 3205 F Ave, Zoned

Zoning Map Amendment 2211PC207, by agent J. William Williams, tax parcels 0708P-01-004.007 & 0708P-01-006.000, Requests to rezone from R-1-15 (Single-family) to B-2 (General business), 11261 Old Highway 49, Zoned R-1-15 (Single-family), Ward 7

Resubdivision 2211PC208, by agent Heinrich & Associates, LLC, tax parcel 0807E-01-001.000, Divide into two new parcels, 15361 S Swan Rd, Zoned R-1-15 (Single-family), Ward 7

Zoning Map Amendment 2211PC209, by agent Robert Reimann, tax parcel 0809B-03-017.000, Requests to rezone from I-2 (Heavy Industry) to R-3 (General residence), River Ten Rd & Klein Rd, Zoned I-2 (Heavy Industry), Ward 7

Planning Commission Approval 2211PC210, by agent Addison Reimann, tax parcel 0809K-02-002.001, Request approval to allow a medical cannabis dispensary use, Creosote Rd, B-4 (Highway business), Ward 3

Final Plat 2211PC211, by agent Robert Reimann, tax parcels 0808O-02-016.000, 0808O-02-019.000, 0808O-02-015.000, Approval of Final Plat for 63-4th subdivision (Southern Breeze Subdivision) with 3 outparcels, Dedoux Rd & Tanner Rd, Zoned R-1-5 (Single-family) & B-2 (General business), Ward 5

Planning Commission Approval 2210PC190, by agent John Ravenscroft, tax parcel 0811B-01-037.000, Requests automotive sales of less than 50 vehicles & automotive laundry use, 2601 15th Ave, Zoned B-2 (General business), Ward 3

Planning Commission Approval 2210PC178, by agent John Dixon, tax parcel 0608L-02-017.000, Request approval to allow a medical cannabis dispensary use, 11370 HWY 49 Suite G, Zoned B-4 (Highway business), Ward 7

This the 26th day of October, 2022

Keith Williams, Chairman
City of Gulfport Planning Commission

IPL0096113
Nov 2 2022

[<< 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: November 17, 2022

Re: Variance 2209ZB174:
Tabled from October 20, 2022 Meeting

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.

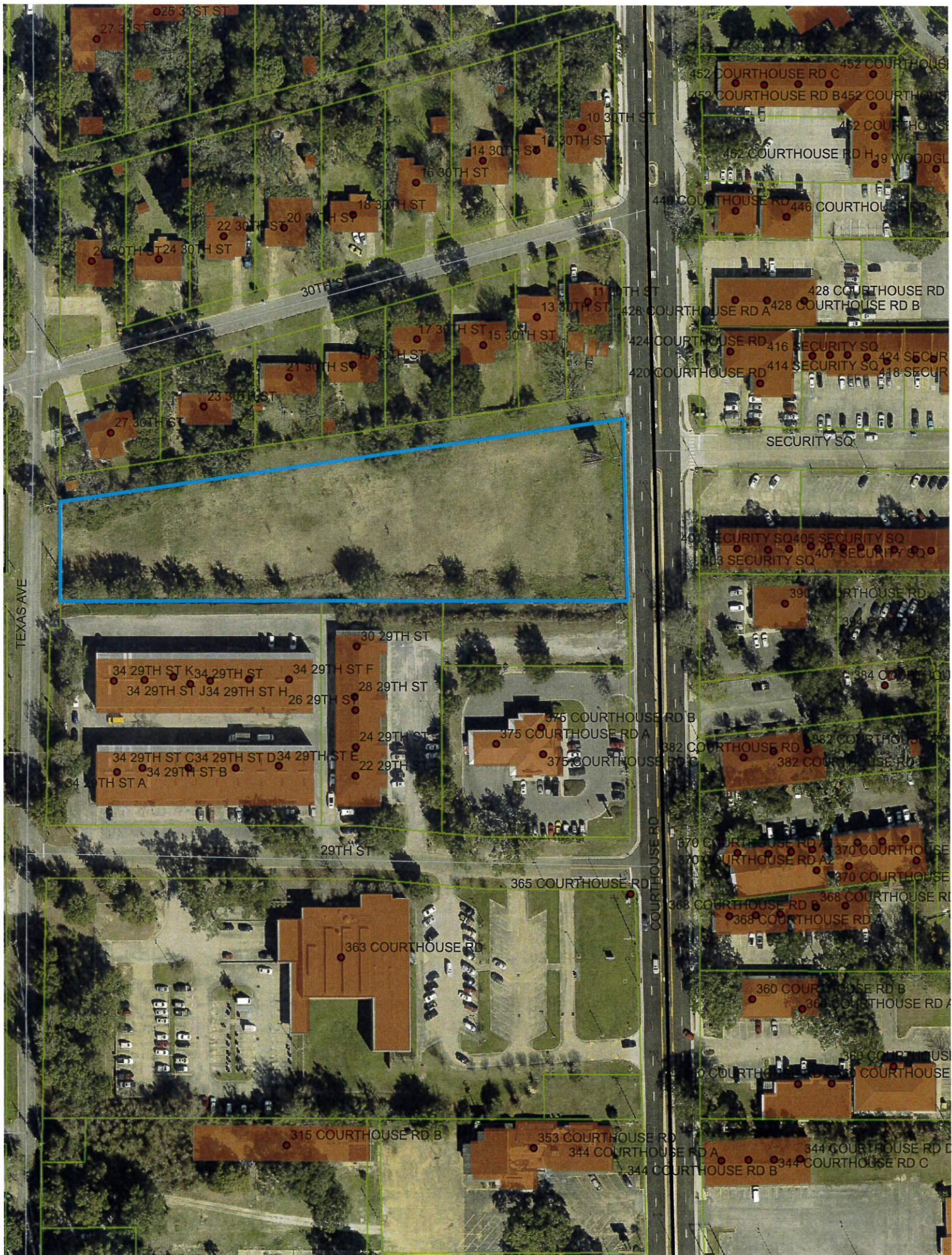
DIRECTOR APPROVAL

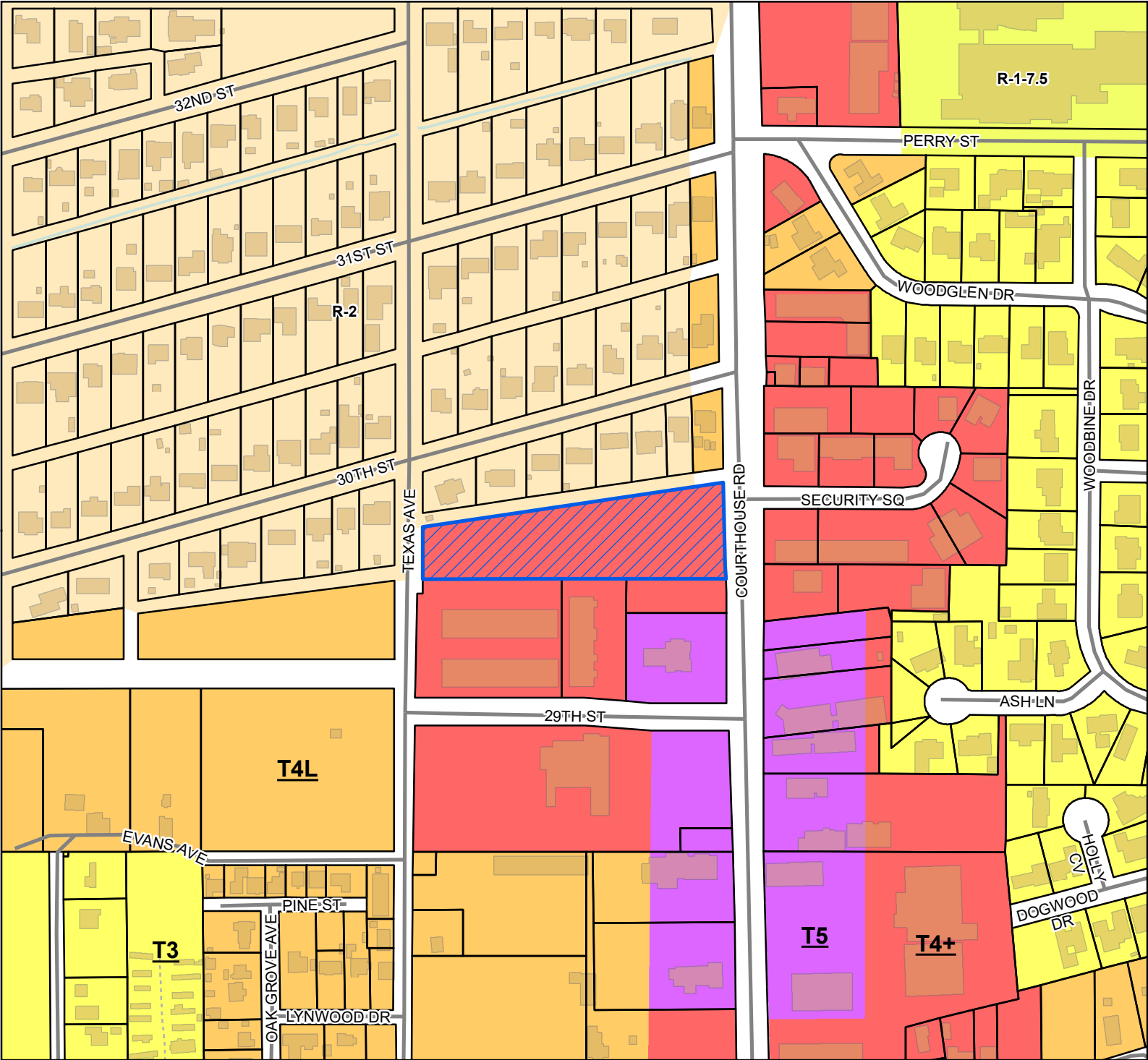
This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department







Legend

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

Smart Code

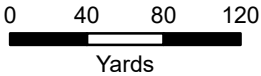
- T5
- T4+
- T4L
- T3

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 RdLot(s) 10-18, Block(s) 8, Subdivision East Park S/DGeneral 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.

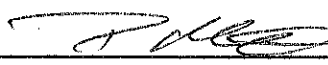
I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request 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)

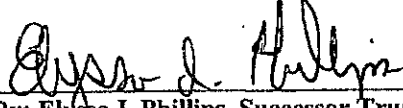
INDEXING INSTRUCTIONS: Exempt

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

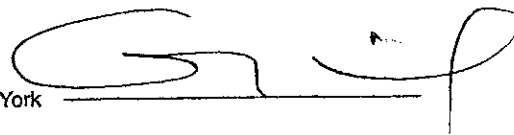


Exhibit "A"

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:

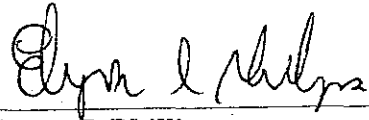
1. The name of the trust is **The John A. Phillips Revocable Trust, U/A 7-12-18**
2. Address and telephone number of the trustee: **Elyssa I. Phillips, Successor Trustee,
Maplewood Street
Larchmont, NY 10538
(914)-834-8014**

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

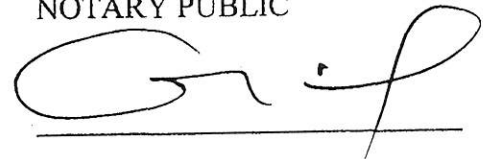
PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the above stated jurisdiction, the within named **Elyssa I. Phillips**, who acknowledged that she is **Successor Trustee of the John A. Phillips Revocable Trust, U/A 7-12-18**, who acknowledged that she signed and delivered the foregoing 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

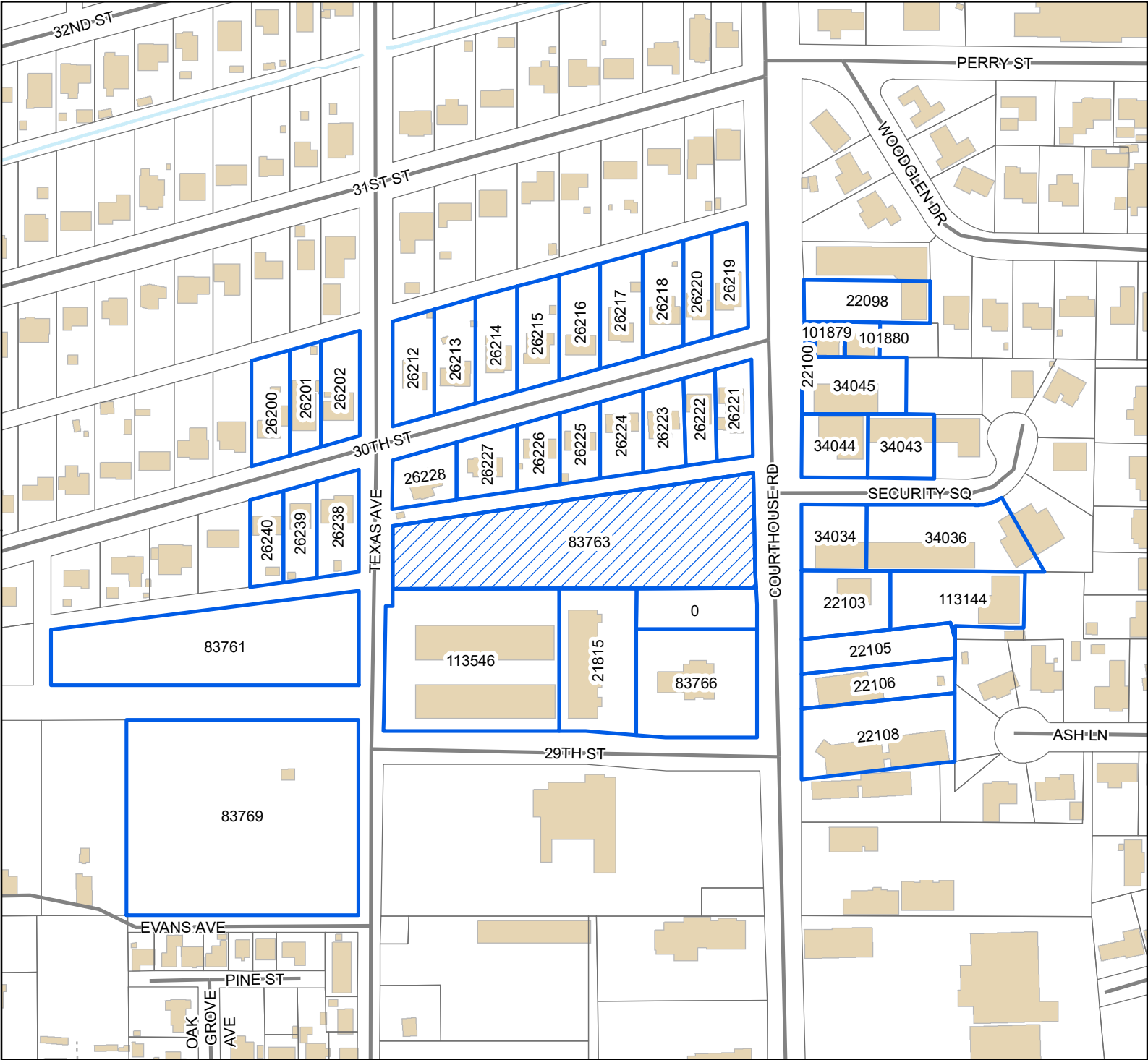
PAID BY:
PAYMENT METH: CHECK
 10117

REFERENCE:

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

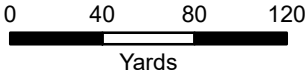
Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	83763	09100-03-020.000	HELPING HANDS LLC RESPITE CARE (OWNER)	12266 ASHLEY DR	GULFPORT	MS	39503
	83763	09100-03-020.000	KENNY BADURAK (AGENT)	PO BOX 7413	GULFPORT	MS	39506
N			Adjacent Property Owners (2209ZB174)				
	26239	09100-03-010.000	THOMPSON EVA 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: November 17, 2022

Re: Variance 2210PC179:
Tabled from October 20, 2022 Meeting

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: November 17, 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 is 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. It should be noted that this case was tabled at the October 20, 2022 meeting with the request that the applicant provide additional information (please see the attached).

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.

Technical Report

VARIANCE

6. Approval grants a variance of 2.4 feet to allow a 5.6- foot side yard setback where 8 feet are required.

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.

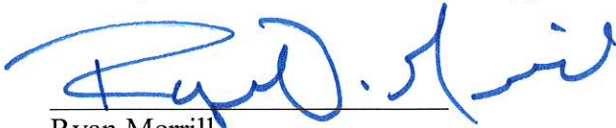
Police Department: No comments as of 10/7/2022.

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:



Ryan Merrill
Director of Urban Development Department















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

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

Technical Report

VARIANCE

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- 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.

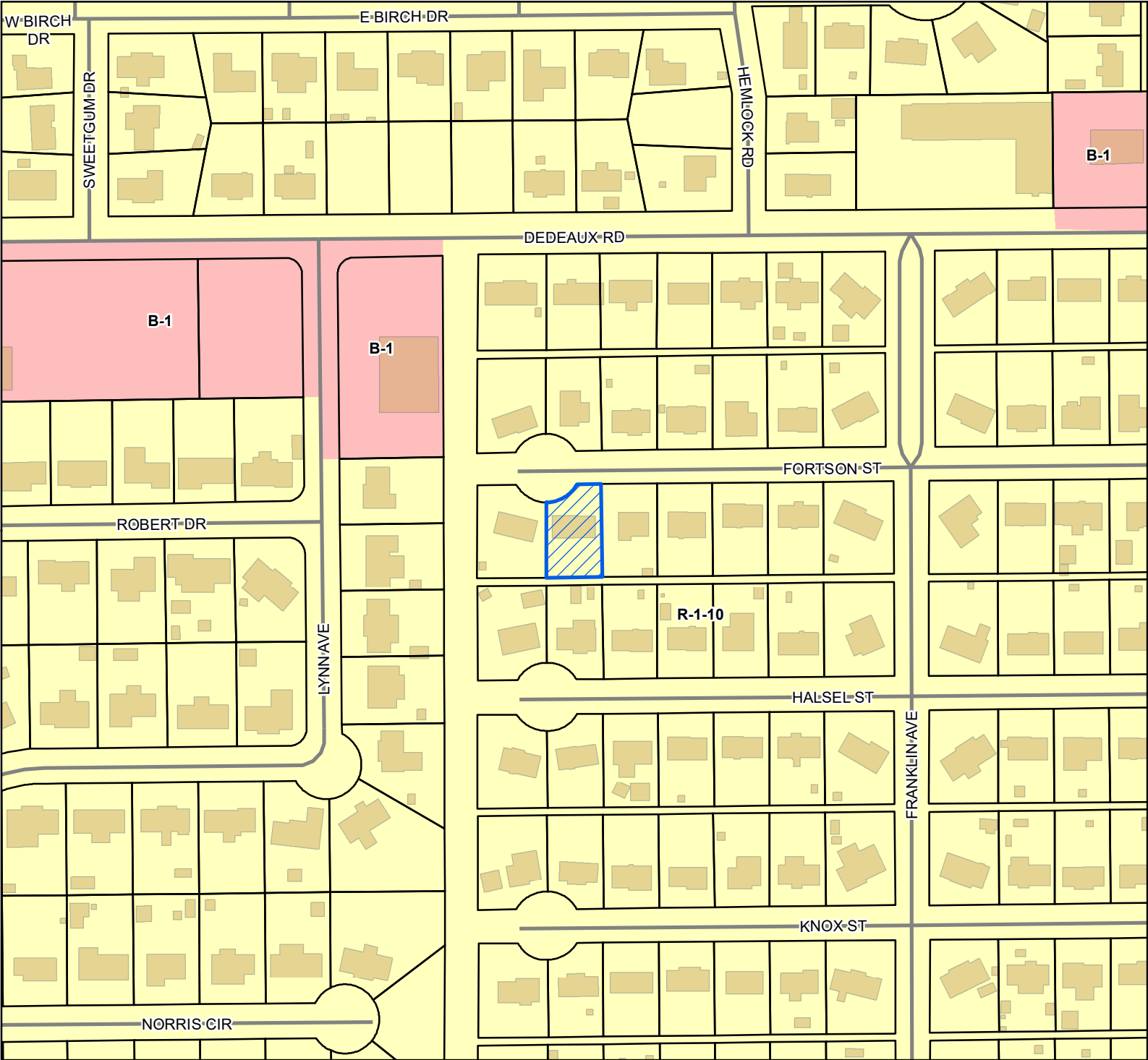
Fire Department: No conditions. Memo dated 10/3/2022.

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

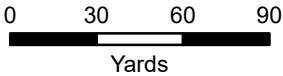
Buildings

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



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 #: 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 A. Welch
Notary Public





Area Map

Printed 8/11/2022

FORTSON ST

2402 FORTSON ST

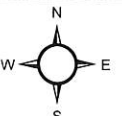
2404 FORTSON ST

2406 FORTSON ST

28'

5'-6"

5'



1 inch = 30 feet

- Addresspoints
- ~ Minor/Residential
- WaterFeatures
- Parcels

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.

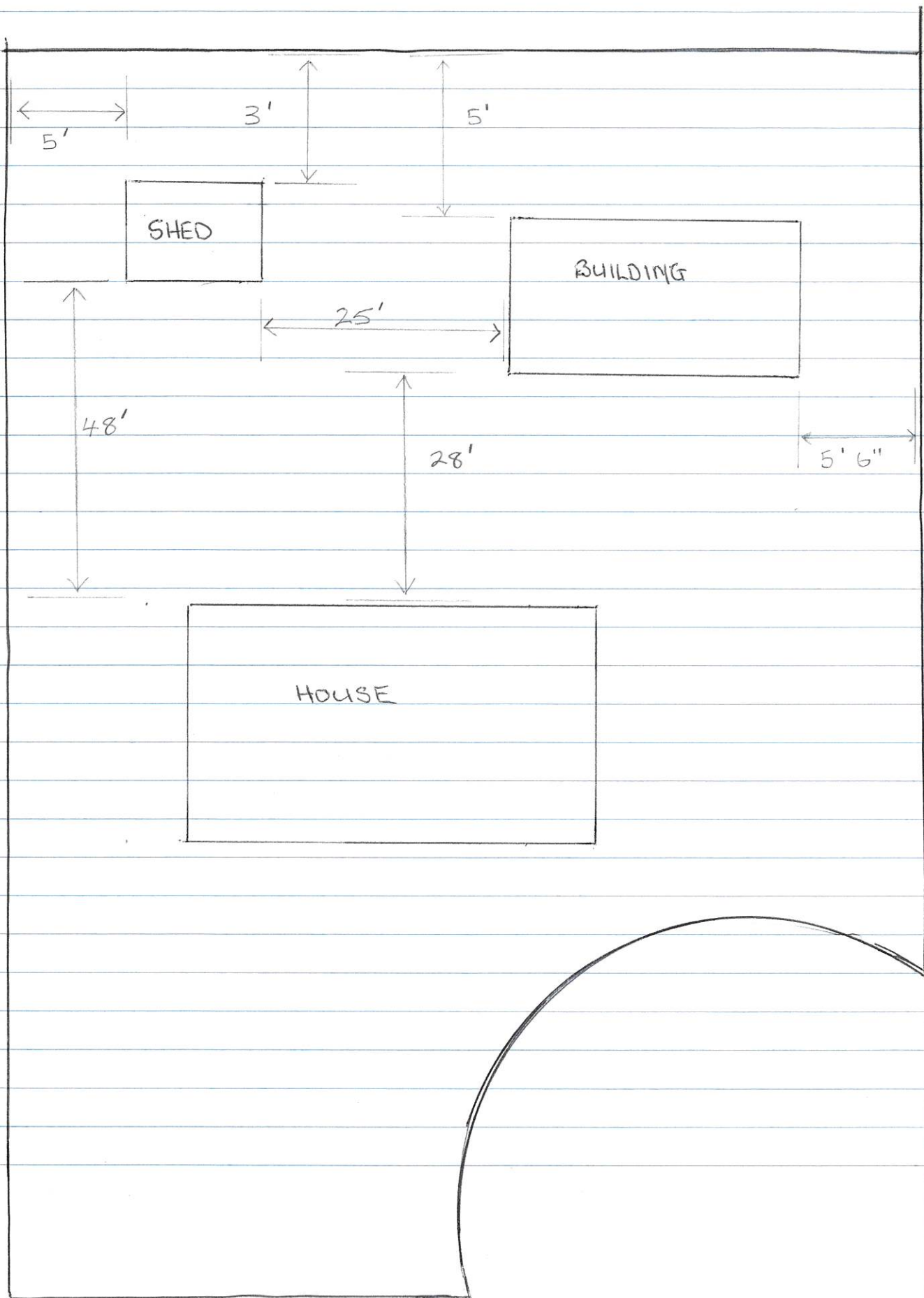


TABLE 1
BOW/RAFTER FRAME, END POST, GROUND ANCHOR AND PANEL FASTENER SPACING SPECIFICATIONS

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.

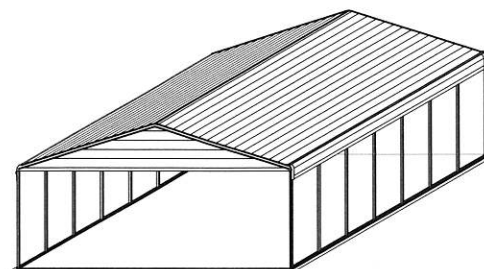
CONCRETE EXPANSION ANCHORS SHALL BE ITW RAMSET/REDHEAD TRUBOLT WEDGE ANCHOR, WEJ-IT ANKR-TITE MODEL AT1252, OR SLEEVE ANCHOR MODEL HSA 1260, OR APPROVED EQUAL.

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

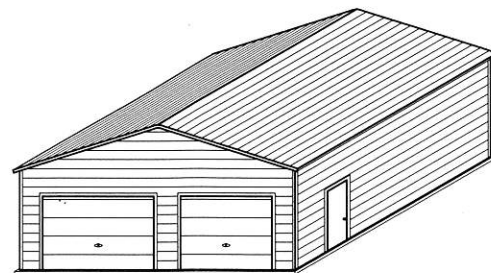
GALVANIZATION: METAL ACCESSORIES FOR USE IN EXTERIOR WALL CONSTRUCTION AND NOT DIRECTLY EXPOSED TO THE WEATHER SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A 153, CLASS B-2. METAL PLATE CONNECTORS, SCREWS, BOLTS AND NAILS EXPOSED DIRECTLY TO THE WEATHER SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.

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

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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	

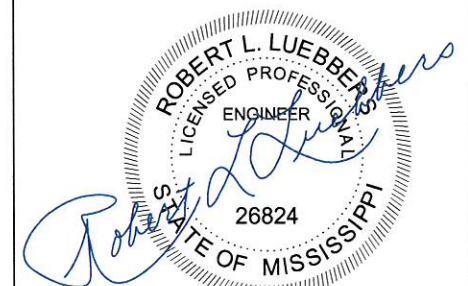
IMPORTANCE FACTORS		
WIND Iw	1.0	
SNOW Is	0.8	1.0
EARTHQUAKE Ie	1.0	

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	

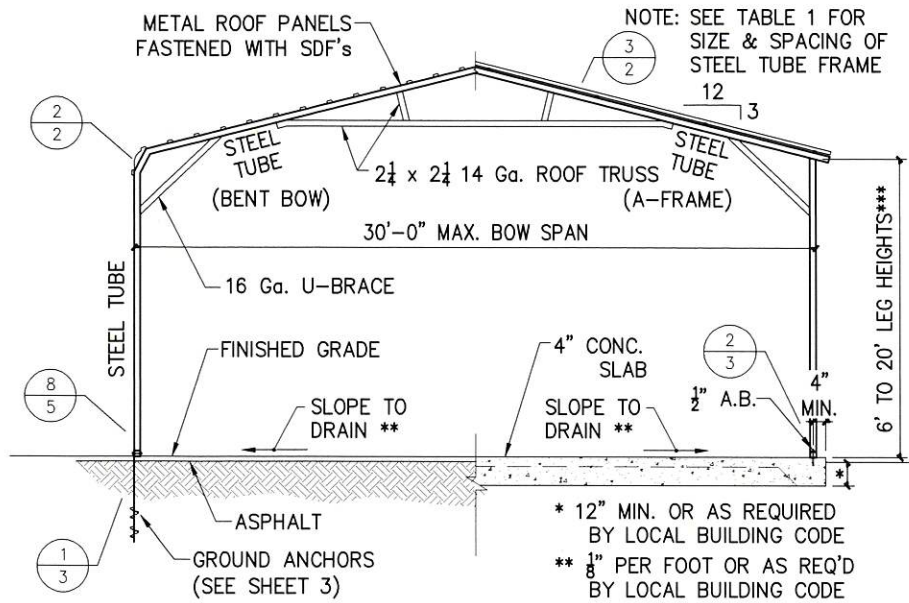
These plans have been provided for the purpose of obtaining a building permit for:

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

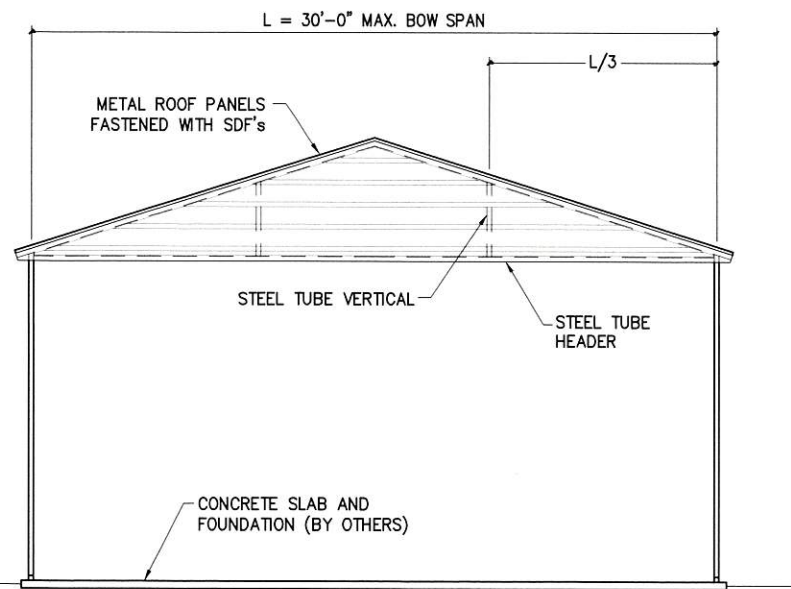
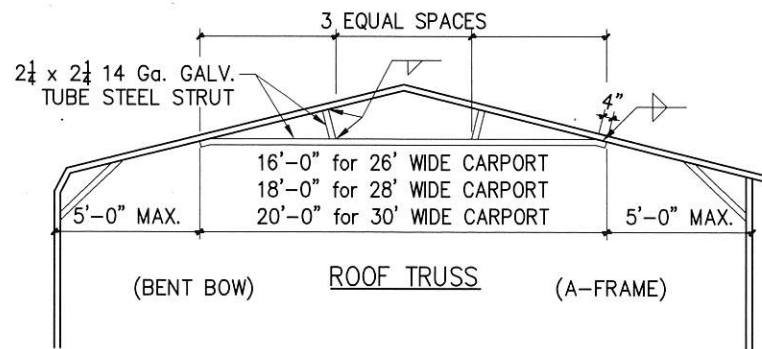
Use of these plans by anyone else or for any other purpose is prohibited.



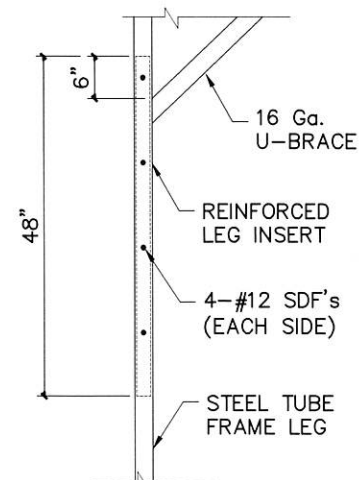
10/15/2019



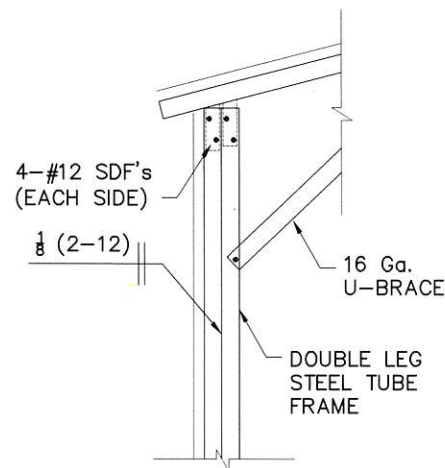
1
2 TYPICAL BOW SECTION



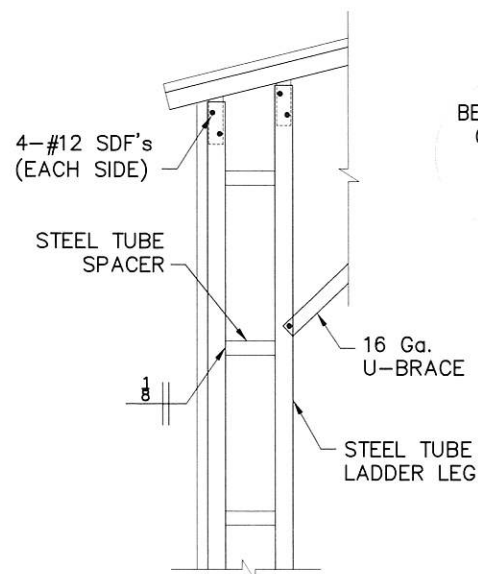
GABLE END ELEVATION



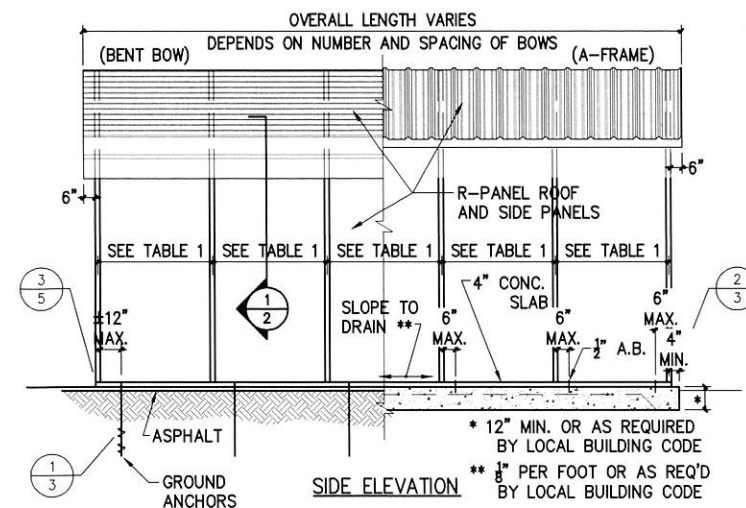
***REINFORCED LEG INSERT
(LEG HEIGHTS > 12' to 14')



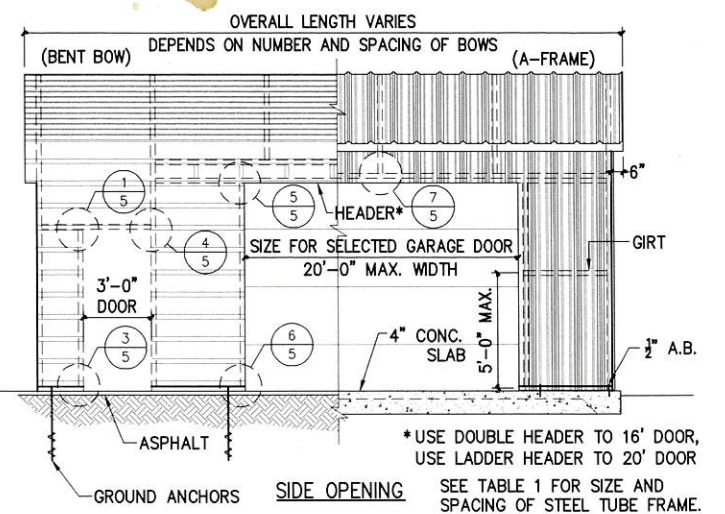
***DOUBLE LEG
(LEG HEIGHTS > 12' to 16')



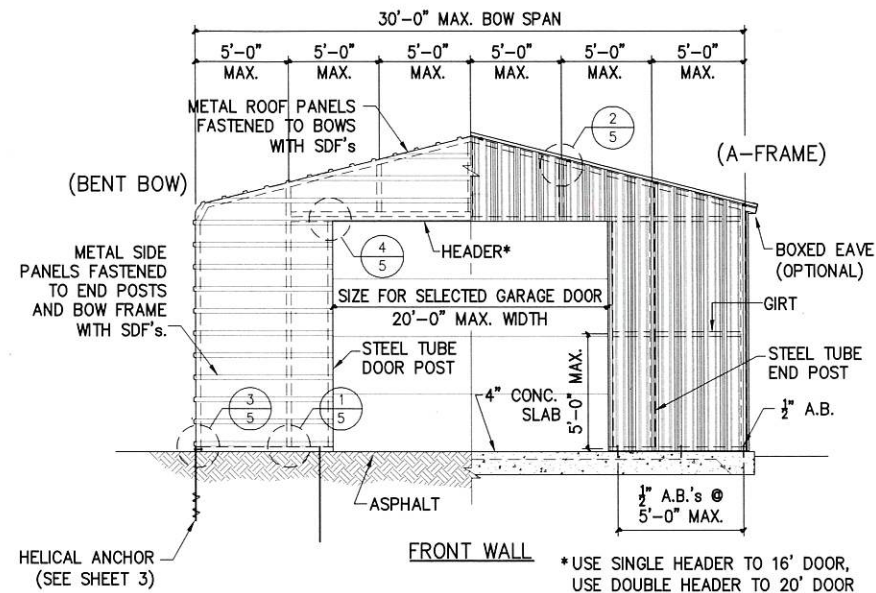
***LADDER LEG
(LEG HEIGHTS 16' to 20')



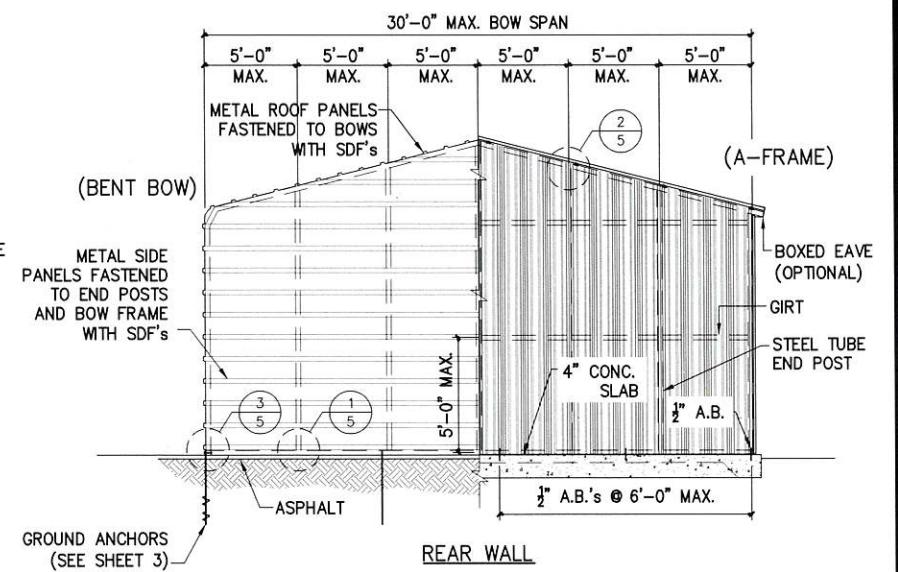
SIDE ELEVATION



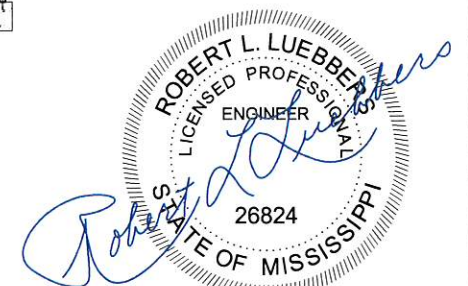
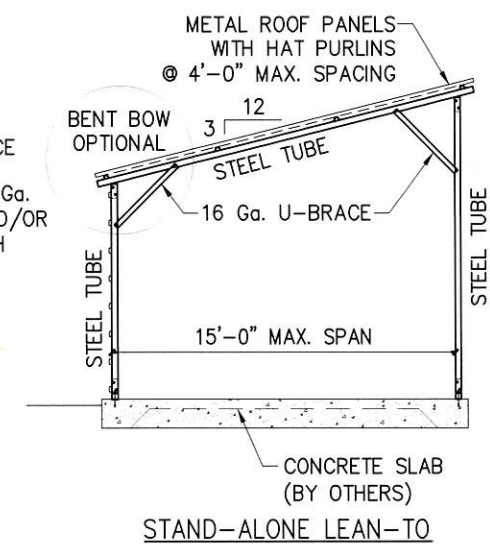
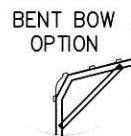
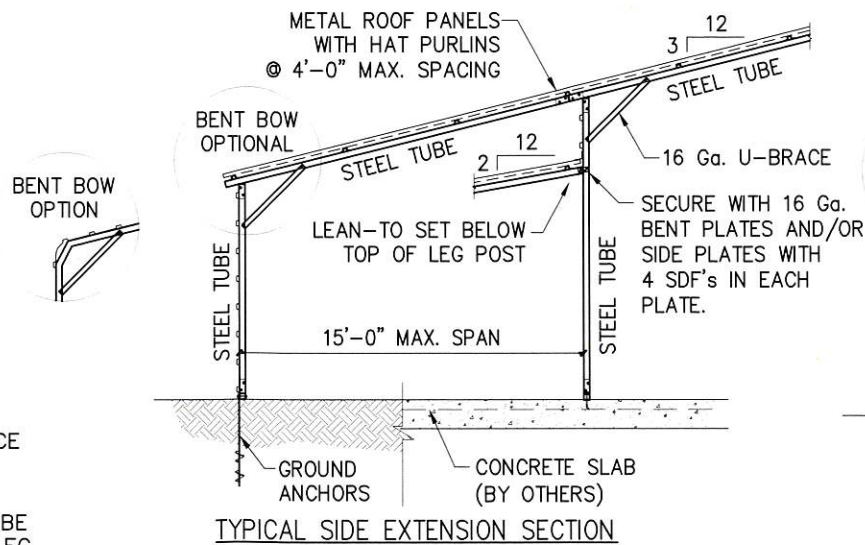
SIDE OPENING



FRONT WALL



REAR WALL



10/15/2019

SOIL CLASSIFICATIONS *

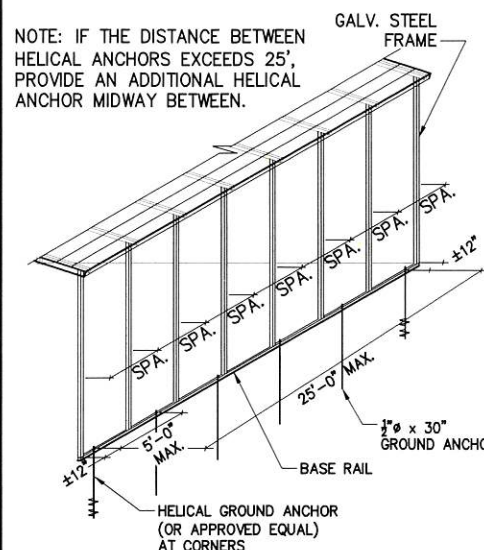
SOIL CLASS SOIL DESCRIPTION

- 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.

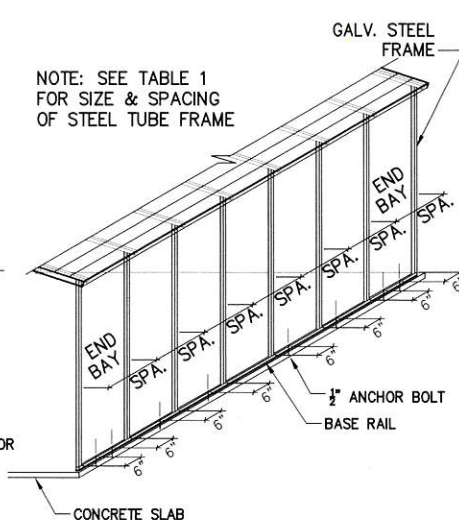
THE HELICAL ANCHOR SHALL BE APPROVED FOR USE IN SOIL CLASSIFICATIONS 2, 3, AND 4.

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

1 SOIL BASE RAIL ANCHOR DETAIL



HELICAL GROUND ANCHORS



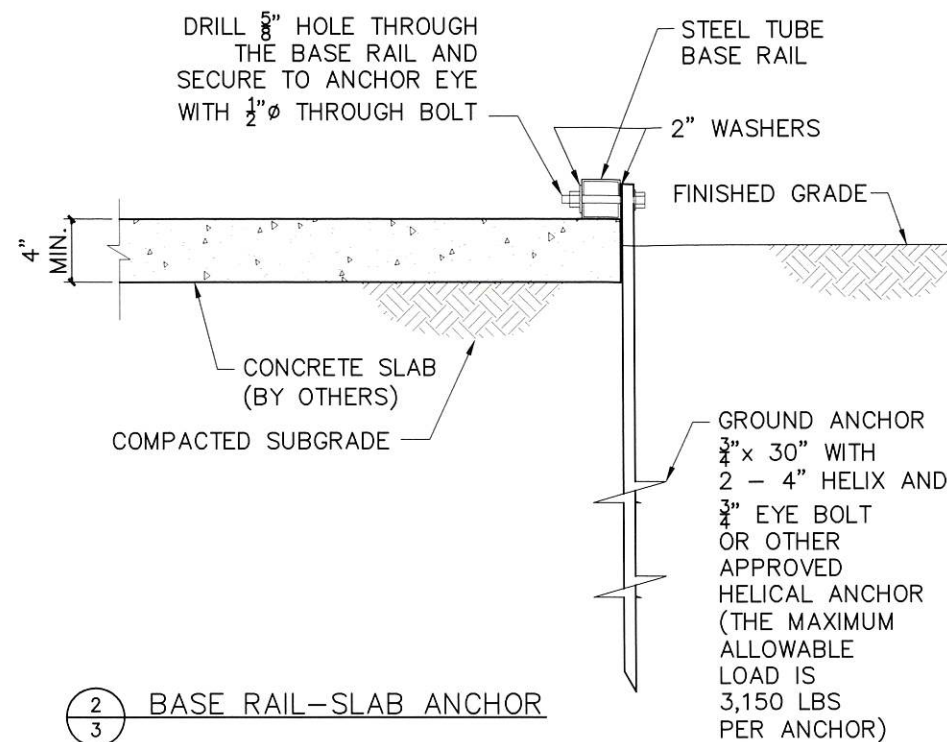
ANCHOR BOLTS

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

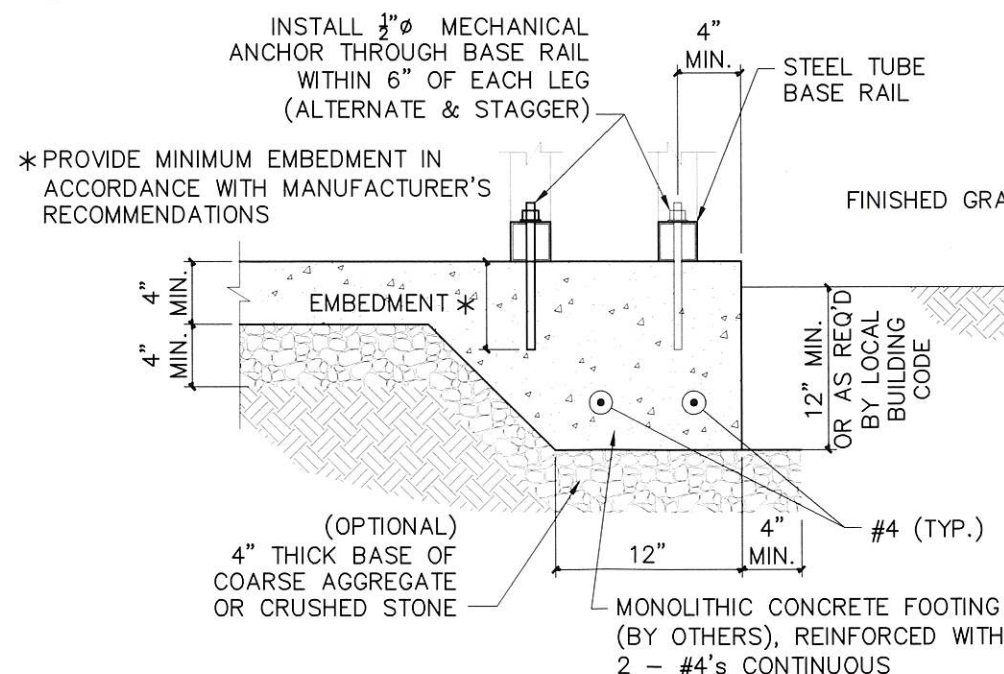
MINIMUM CONCRETE COVER OVER REINFORCING BARS SHALL BE 3 INCHES FOR FOUNDATION WHERE CONCRETE IS CAST AGAINST AND PERMANENTLY IN CONTACT WITH THE EARTH OR EXPOSED TO THE WEATHER AND 1 1/2 INCHES ELSEWHERE. REINFORCING BARS EMBEDDED IN GROUTED CELLS SHALL HAVE A MINIMUM CLEAR DISTANCE OF 1/4 INCH FOR FINE 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

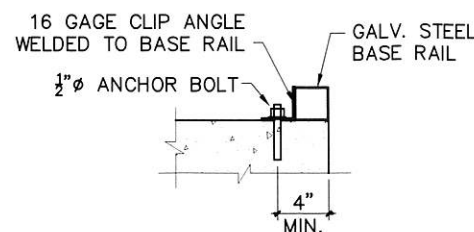
REINFORCEMENT MAY BE BENT IN THE SHOP OR THE FIELD PROVIDED: ALL REINFORCEMENT IS COLD BENT; THE DIAMETER OF THE BEND MEASURED ON THE INSIDE OF THE BAR IS NOT LESS THAN SIX BAR DIAMETERS; AND REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT EXCEPT WHERE BENDING IS NECESSARY TO ALIGN 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.



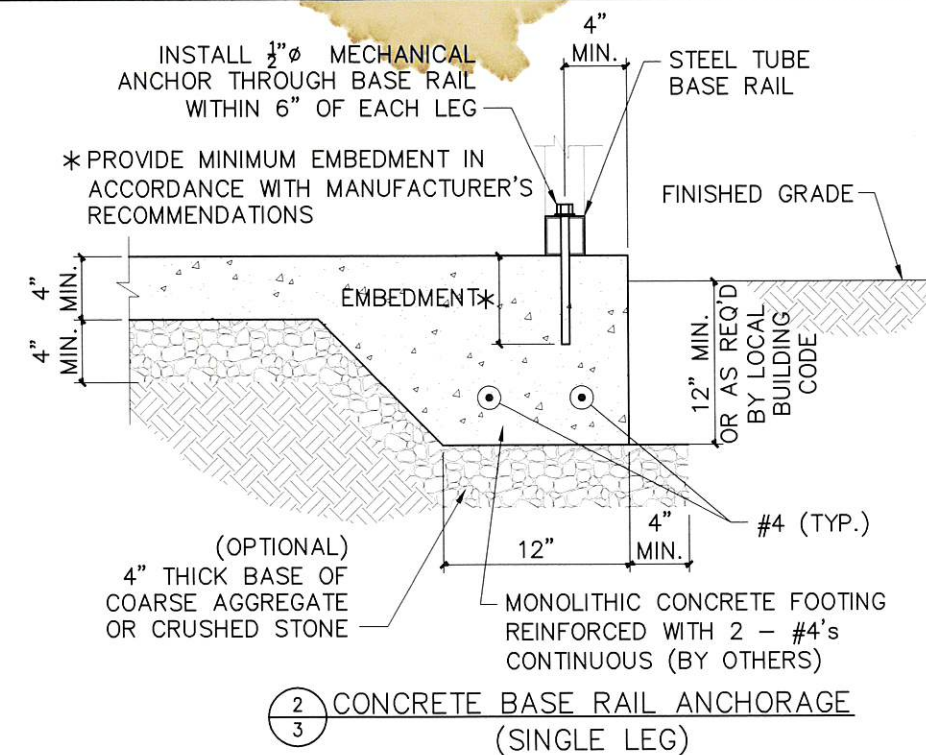
2 BASE RAIL-SLAB ANCHOR



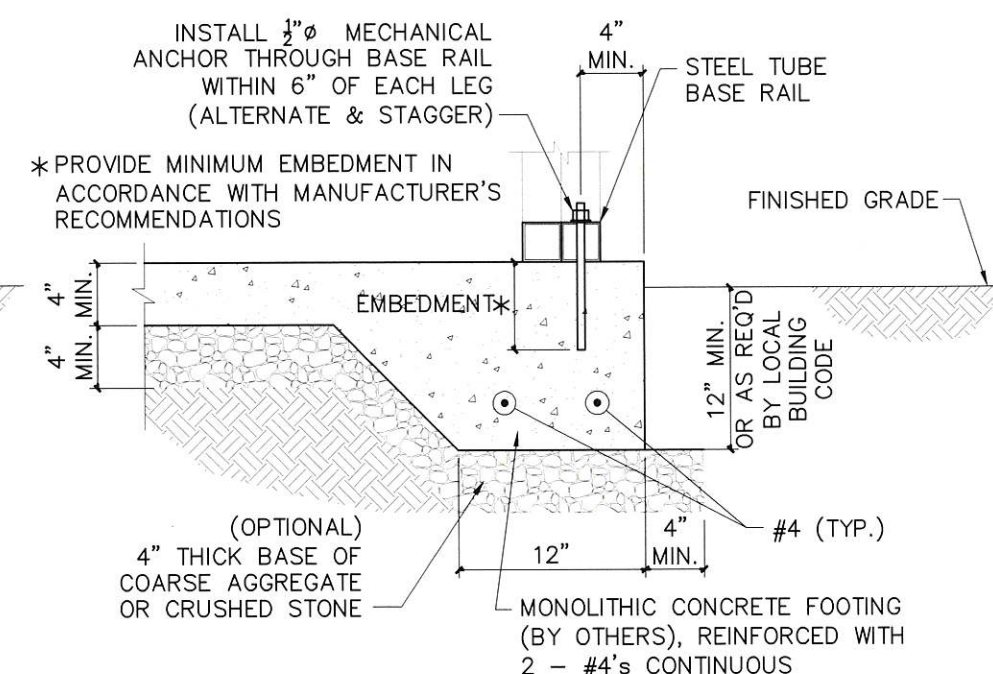
2 CONCRETE BASE RAIL ANCHORAGE (LADDER LEG)



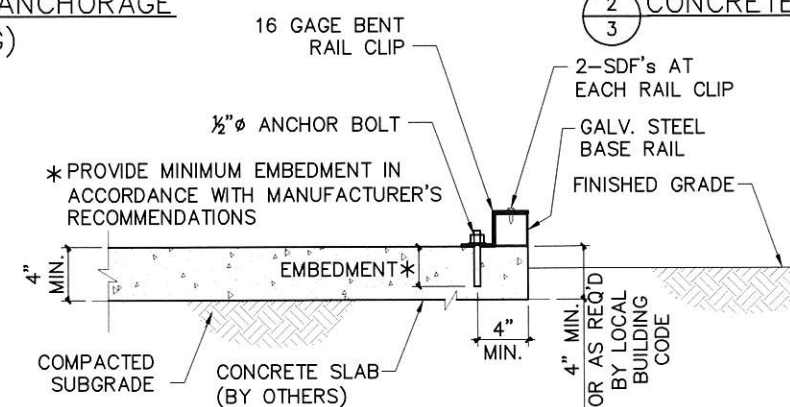
ALTERNATE BASE RAIL CLIP



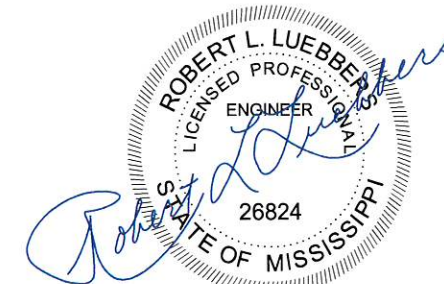
2 CONCRETE BASE RAIL ANCHORAGE (SINGLE LEG)



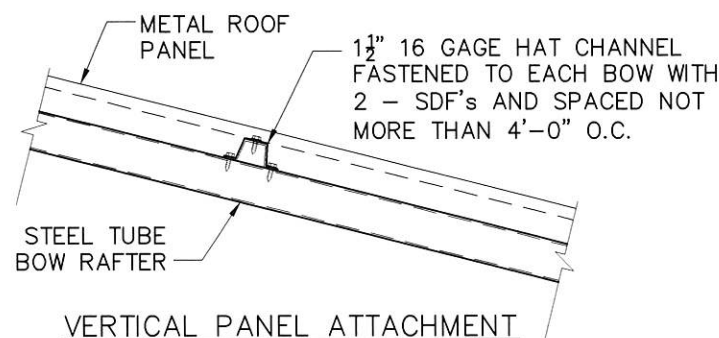
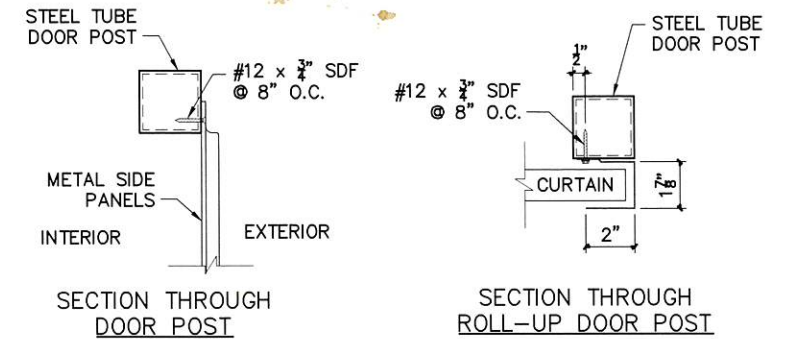
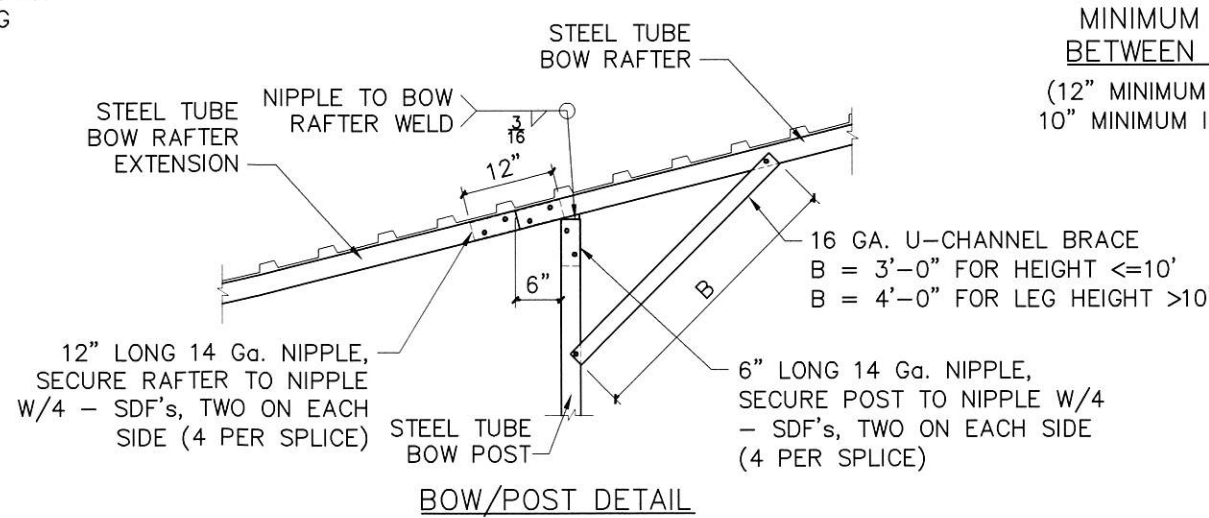
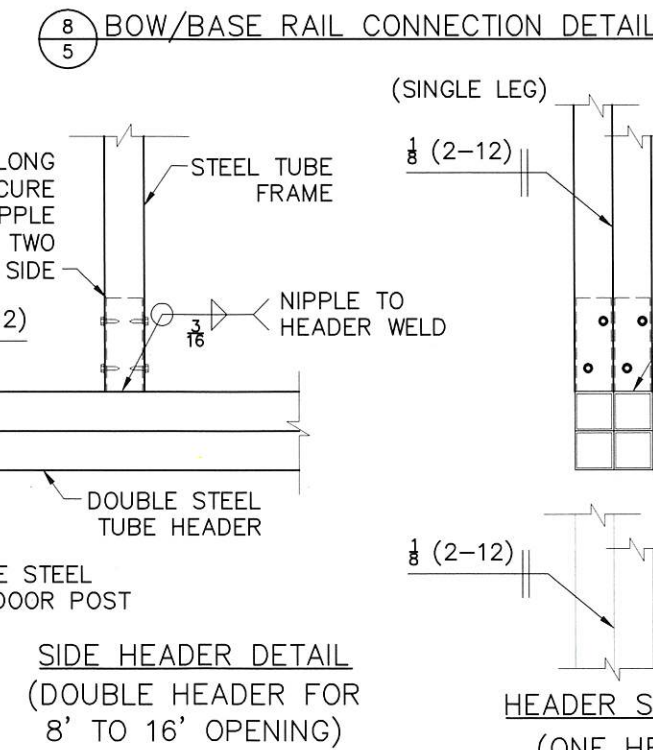
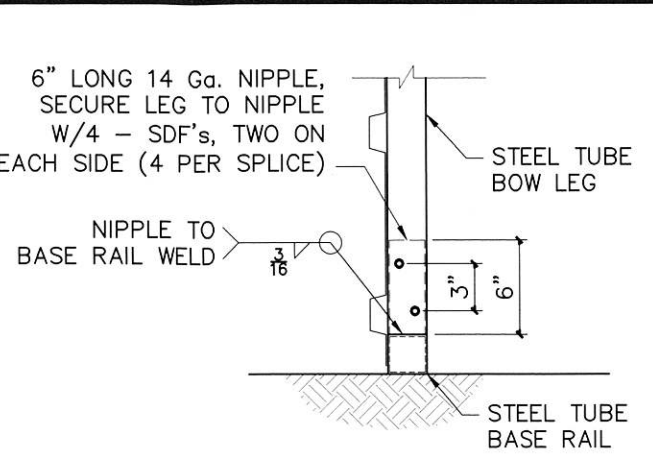
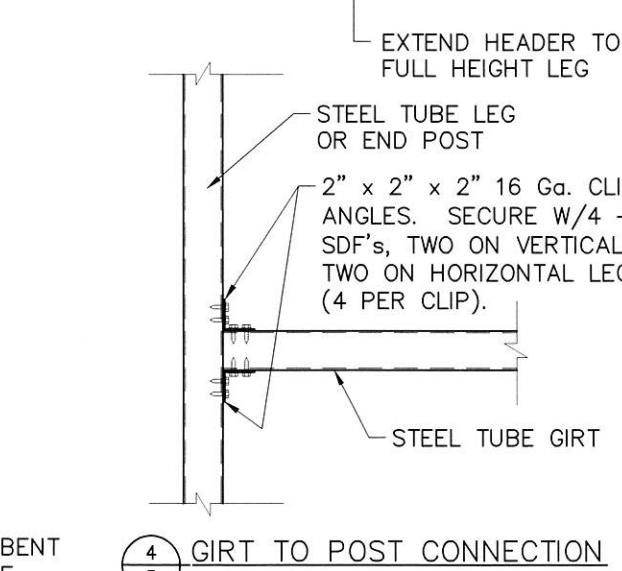
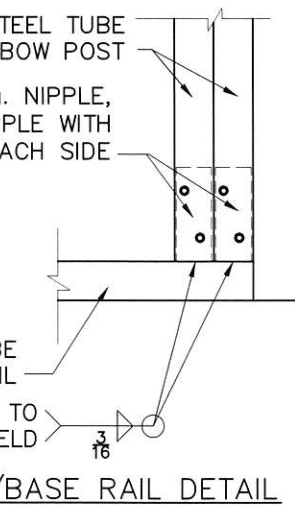
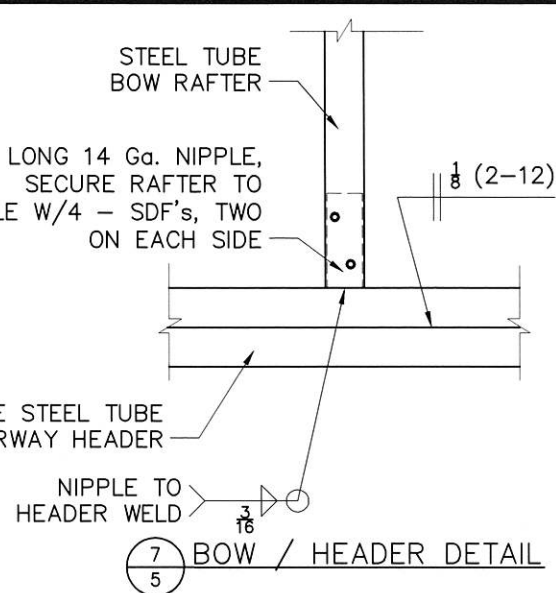
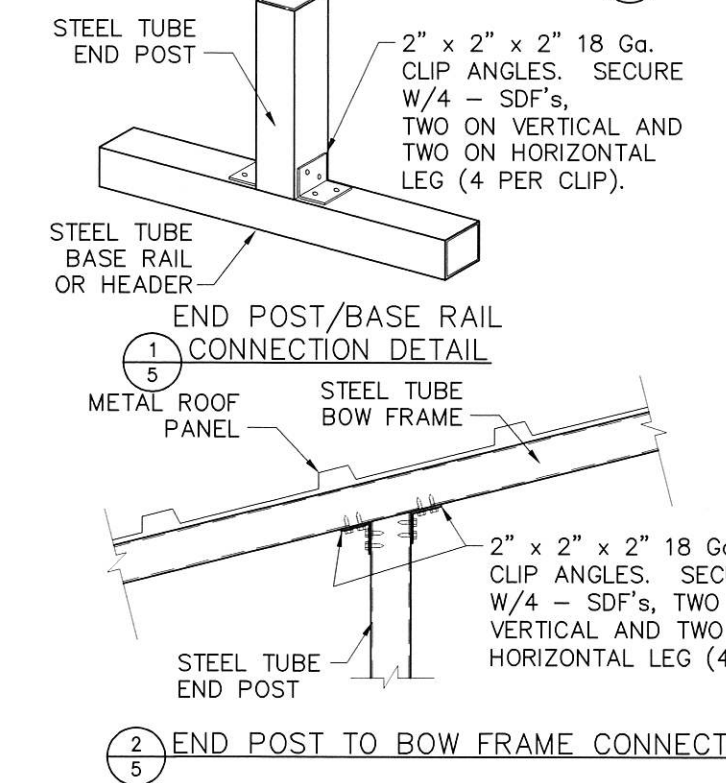
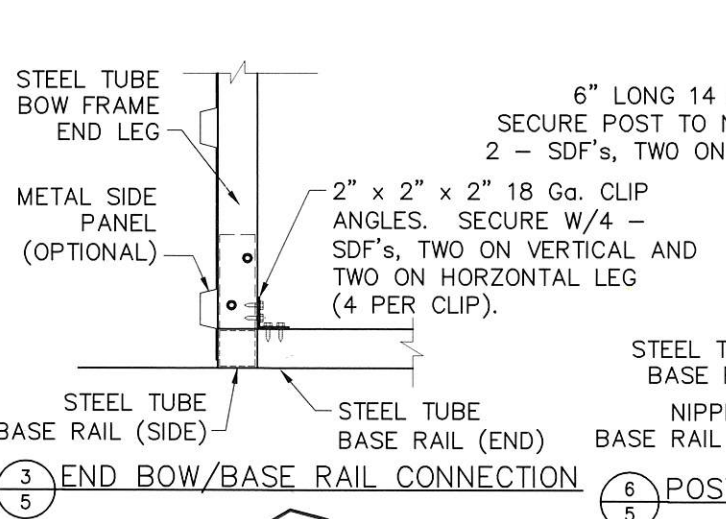
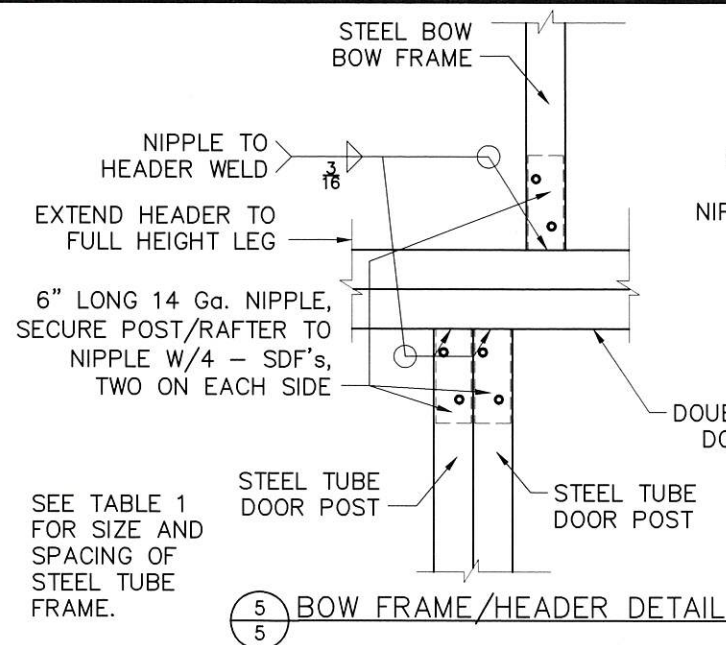
2 CONCRETE BASE RAIL ANCHORAGE (DOUBLE LEG)



2 ALTERNATE BASE RAIL ANCHORAGE



10/15/2019



PLAN

BASERAIL 7 1/2"

10"

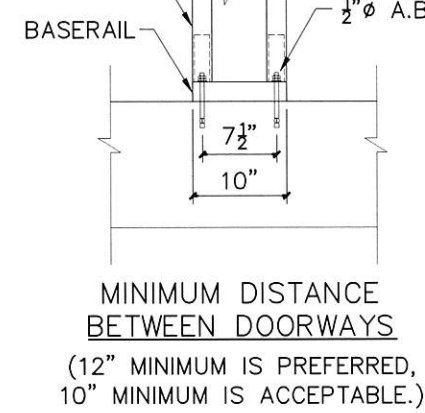
1/2" A.B.

EDGE OF SLAB

4" MIN.

2 PLAN

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



ROBERT L. LUEBBERS
LICENSED PROFESSIONAL ENGINEER
STATE OF MISSISSIPPI
26824



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

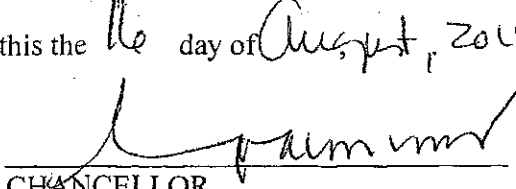
IT IS THEREFORE ORDERED AND ADJUDGED that Petitioner, Frederick Charles Becker V, as Executor of the Estate of Frederick Charles Becker IV, to do the following:

(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 ☐ Never Married ☐ Widowed ☐ Unknown			
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 RETIRED) 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 ☐ Entombment ☐ Removal from state ☐ 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 ☐ Pedestrian ☐ 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.

Philip 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

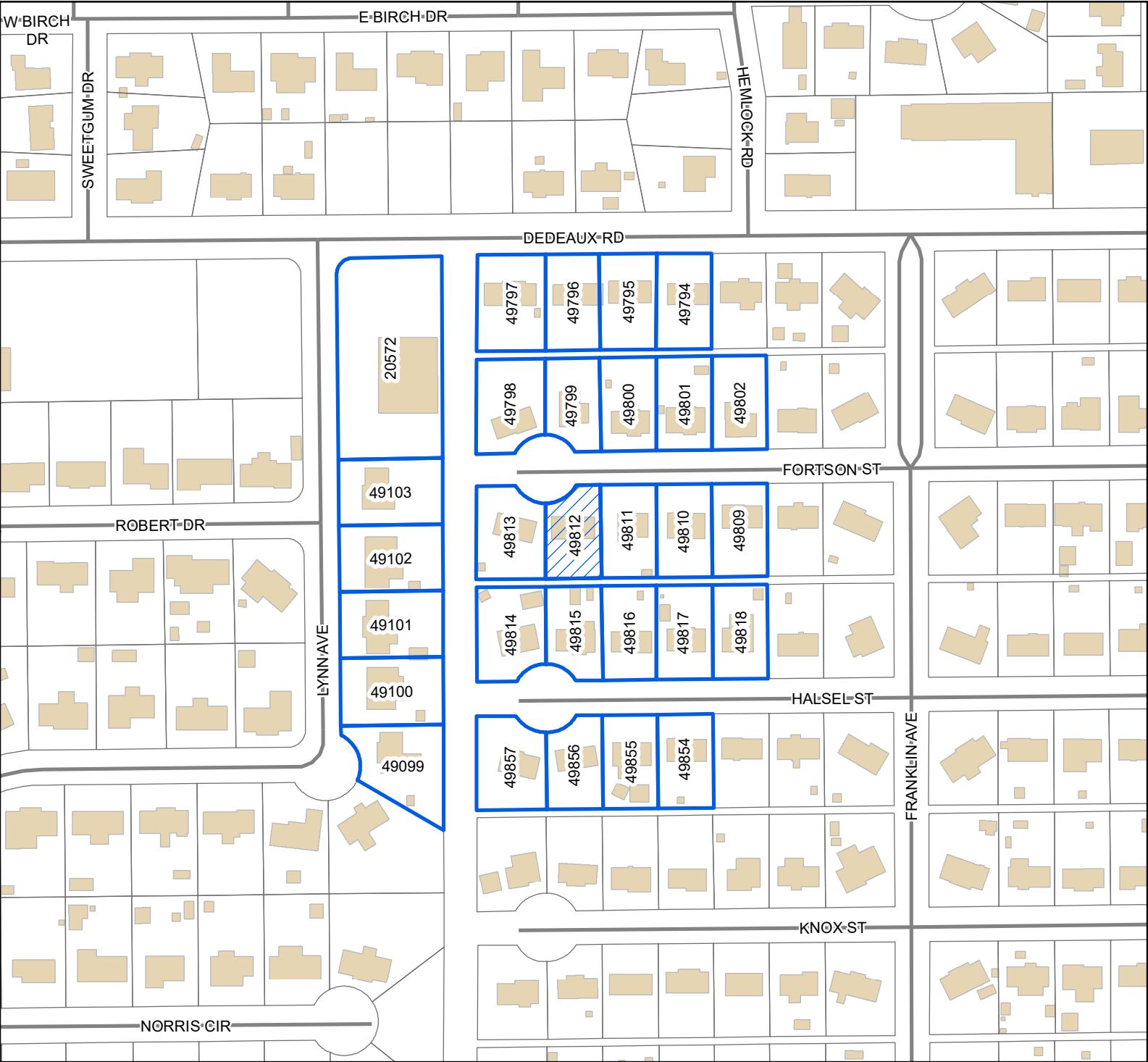
AMOUNT PAID: 75.00

PAID BY: ANDRE WILLIAMS
PAYMENT METH: CASH

REFERENCE:

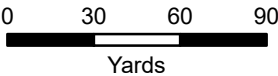
AMT TENDERED: 75.00
AMT APPLIED: 75.00
CHANGE: .00

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.

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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.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 >>](#)