

AGENDA
ZONING BOARD OF ADJUSTMENT AND APPEALS
CITY HALL COUNCIL CHAMBERS
THURSDAY, DECEMBER 15, 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 - November 17, 2022

- G. Hearing of Cases**

G1. Public Declaration of Appeal Process of Chairman

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

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

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

G3. Routine Agenda

1. Variance 2212ZB217:

Variance 2212ZB217, by owners Arthur & Shunda Kemp, tax parcel 0707P-01-029.016, Variance for side setback, 13188 Tiara Dr, Zoned R-1-15 (Single-family), Ward 7

H. Adjournment

MINUTES

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING

Thursday, November 17, 2022 3:00 P.M.

GULFPORT CITY COUNCIL CHAMBERS

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

BOARD MEMBERS PRESENT:

MARY ANN WIGINTON
NATHAN BODDIE
LESLIE NORTH
LEE PALERMO
ROBERT PHARR
JONATHAN MARSHALL
MICHAEL DANIELS

BOARD MEMBERS ABSENT:

NONE

STAFF MEMBERS PRESENT:

CORY LONG
MATILDA WELCH
LESLIE ERVIN
LORAIN HUGHES
KELVIN BROWN

COURT REPORTER:

NORMA SOROE

E. Confirmation of Agenda:

F. Approval of Minutes:

Motion by **Ms. Wiginton** and seconded by **Mr. Pharr** to approve Minutes of the **October 22, 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. 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

Speaking for the Petition:

Speaking against the Petition:

Motion:

Second:

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

Action:

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

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

Speaking for the Petition: Kenny Badurak

Speaking against the Petition: None

Motion: Mr. Pharr– To approve applicant request.

Second: Mrs. North

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

Action: Motion carried unanimously.

3. Variance 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

Speaking for the Petition: Monica Matthews, Andre Williams

Speaking against the Petition: None

Motion: Ms. Wiginton– To approve applicant request.

Second: Mr. Daniels

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

Action: Motion carried 5-1.

Adjournment:

Motion by **Mr. Pharr** to adjourn the meeting was seconded by **Ms. Wiginton** and carried unanimously. The meeting adjourned **3:16 pm.**

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

Nathan Boddie, Secretary

Date: _____

MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: December 15, 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: December 15, 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: December 15, 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: December 15, 2022

Re: Variance 2212ZB217:

Variance 2212ZB217, by owners Arthur & Shunda Kemp, tax parcel 0707P-01-029.016,
Variance for side setback, 13188 Tiara Dr, Zoned R-1-15 (Single-family), Ward 7

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2212ZB217

Hearing Date: December 15, 2022

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

Legal: Variance 2212ZB217, by owners Arthur & Shunda Kemp, tax parcel 0707P-01-029.016, Variance for side setback, 13188 Tiara Dr., Zoned R-1-15 (Single-family), Ward 7

TECHNICAL DETAILS

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

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

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

MS. 12

Technical Report

VARIANCE

The applicant requests a variance of 21.3 feet to allow for a 3.7-foot east side yard set where 25 feet is required located on Tiara Drive and Old Highway 49, zoned R-1-15 (Single-family). The property is on a corner lot, which is subject to a second frontage and must meet a front yard setback of 25 feet from Tiara Drive and an east side second frontage setback of 25 feet from Old Highway 49. Thus, because of the irregular shaped parcel, the back east side corner of the house is 3.7 feet from the property line. The rear of the property is wetlands, therefore the house cannot be moved further back per the Army Corps of Engineers. The staff notes that all other setbacks are met as required.

- (a) The applicant notes, "On the back east end, we need more space because we have to be 25 feet from the front property line from Old Highway 49."
- (b) In the application, the applicant cites that the hardship was not caused by their actions due to the shape of the lot.
- (c) It is stated by the applicant, "There is an easement on the west side of the property and this caused us to place the house further back on the east side which left us within zoning ordinance compliance except for the small area on the back east side." In addition, in review of the site plan submitted by the applicant, it shows that the parcel has an irregular shape.
- (d) In review of the site plan, staff notes other variances have been approved by this board in similar cases.
- (e) The applicant states, "They would not receive any special benefit due to the brick wall around the subdivision that intrude onto their property which make more impossible to meet the required setback."
- (f) This property is zoned R-1-15 (Single-family), and a house is a permitted use by right.

EXECUTIVE SUMMARY

Staff found that similar variances have been approved by this board. The hardship was not caused by the applicant due to the irregular shaped lot and the brick subdivision wall that intrudes into the applicant's property.

Any approval should consider these conditions:

- 1. Approval allows for a 3.7 feet side yard setback on second frontage where 25 feet is required.
- 2. Do not block drainage easement.

DEPARTMENTAL CONDITIONS

<u>Engineering:</u>	Conditions. Do not block drainage easement. Memo dated 12/5/22
<u>Public Works:</u>	No conditions. Memo dated 12/5/22
<u>Traffic and Safety:</u>	No conditions. Memo dated 11/29/22

Technical Report

VARIANCE

Building Code Services: Due to the requested side yard setback a one- hour fire rated wall will be required with no openings. All construction shall comply with the international Residential Code. 12/5/22

GIS: No comment as of 12/5/22

Police Department: No comment as of 12/5/22

Fire Department: No conditions. Memo dated 11/28/22.

City Arborist: No conditions. Memo dated 11/28/22.

DIRECTOR APPROVAL

This report has been reviewed and approved by:

Ryan Merrill
Director of Urban Development Department



Site

Street

Parcels

Buildings

Water Features

Zoning

R-1-15 - Single Family

Residence District (Low Density)

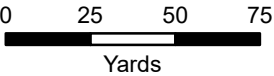
Site Information

0707P-01-029.016

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

Size: 23,154 Sqft

Flood: AE



1 inch = 170 feet



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

\$75.00



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

For Staff Use Only

Case File #: 22/22B317Date Received: 10/25/22

Receipt #: _____

Received By: MWZoning: R-1-15Ward: 7 Flood: AESize: 23,154 Sq ft.

(If necessary, use separate sheet of paper)

TAX PARCEL #

0	7	0	7	P

 -

0	1

 -

0	2	9

 .

0	1	6

Address of Property Involved: Lot 16 Chasewood SubdivisionLot(s) 16, Block(s) _____, Subdivision ChasewoodGeneral Location: Lot 16 Tiara Dr. Chasewood Subdivision

GENERAL DESCRIPTION OF REQUEST:

Request Variance of 11.3 feet to allow for a east side yard set back of 3.7 feet where 15 feet is required.

OWNERSHIP AND CERTIFICATION:

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

OWNER

AGENT

Arthur Kemp
Printed Name Of Owner
10720 E Bayfree Dr
Mailing Address
Gulfport MS 39503
City State Zip code
228-297-4333
Home Phone Work/Cell Phone
Kemp arthur@yahoo.com
Email
Arthur Kemp
Signature Of Owner

Printed Name Of Agent

Mailing Address

City State Zip code

Home Phone Work/Cell Phone

Email

Signature Of Agent

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



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

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

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

NAME OF OWNER (PRINT)

Arthur Kemp

ADDRESS (STREET, CITY, STATE, ZIP CODE)

10720 E Baytree Dr Gulfport MS 39503

PHONE # (H)

(WK/CELL)

228-297-4333

TAX PARCEL NUMBER(S) OWNED

SIGNATURE:

NAME OF OWNER (PRINT)

Shunda Kemp

ADDRESS (STREET, CITY, STATE, ZIP CODE)

10720 E Baytree Dr Gulfport MS 39503

PHONE # (H)

(WK/CELL)

228-437-1970

TAX PARCEL NUMBER(S) OWNED

0707 P-01-029.016

SIGN:

Shunda Kemp

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:

Arthur Kemp



Covenant Affidavit

I, Arthur Kemp, being owner or agent of the property 0707P-01-029.016
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.

Arthur Kemp
Signature

10-25-2022
Date

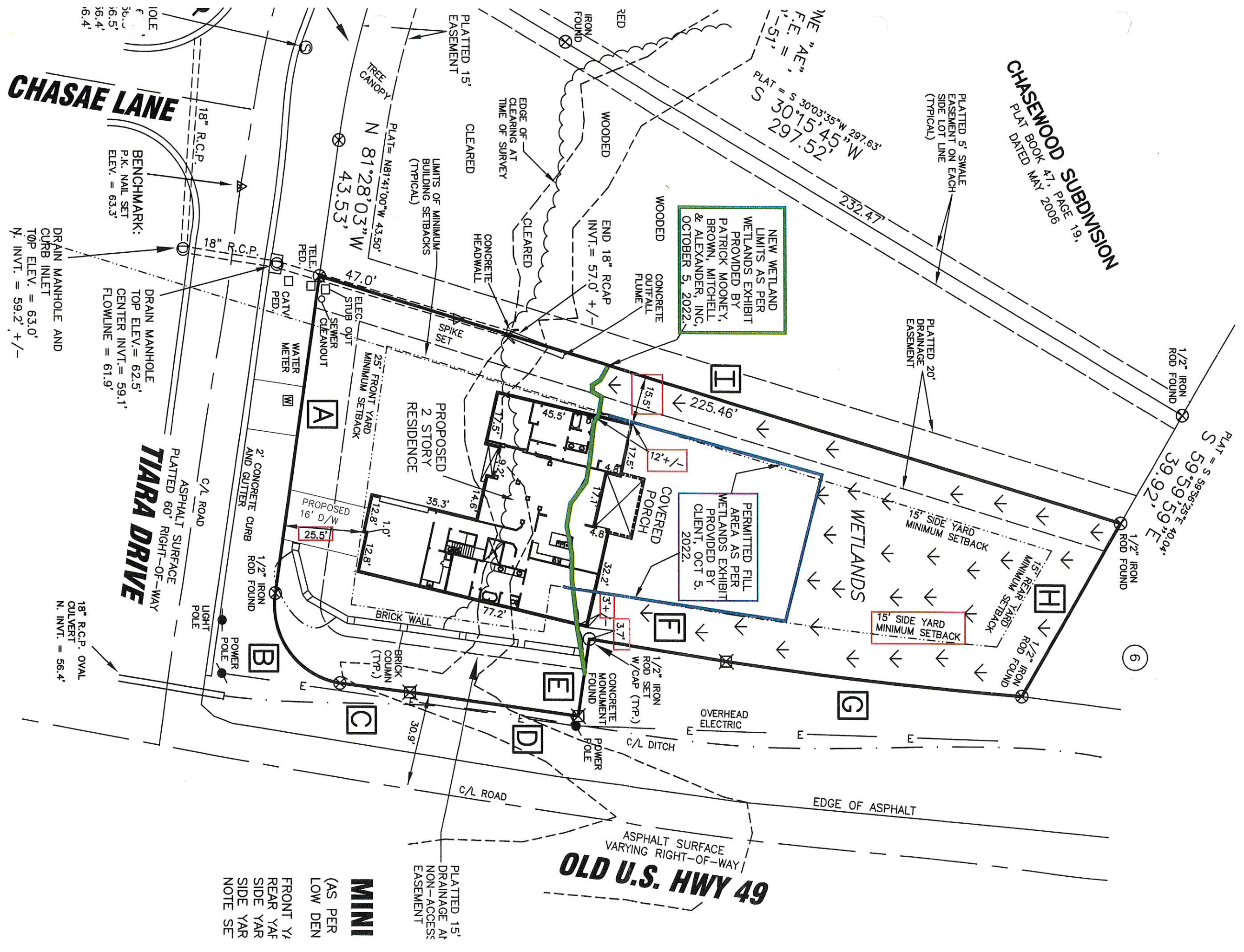
STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 25th day of October, 20 22

Matilda Welch
Notary Public



CHASEWOOD SUBDIVISION
PLAT BOOK 47, PAGE 19,
DATED MAY 2006



OLD U.S. HWY 49

MINI
(AS PER
LOW DEN
FRONT Y
REAR YAF
SIDE YAR
SIDE YAR
NOTE SE

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

On the back east end, we need more space because we have to be 25 feet from the front property line.

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

No, we did not cause the need for the variance. We are requesting the variance because we are lacking a small spot on the back east side. The other distances around the house are within zoning ordinances.

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

There is an easement on the west side of the property. This caused us to place the house further back on the east side which left us within zoning ordinance of everything except for the small area on the east side.

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

There is a brick wall around the entire subdivision. The brick wall is on the east side of our property. Due to the brick wall, we cannot meet qualified zoning ordinance. One of the neighbors had a similar problem.

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

No, we will not receive any special benefit. Due to the brick wall around the subdivision and on our property, we are requesting the variance on the east side.

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

The use by right will be permissible as this will be a single family home.



REPLY TO
ATTENTION OF:

DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, MOBILE
CORPS OF ENGINEERS
P.O. BOX 2288
MOBILE, ALABAMA 36628-0001

September 27, 2022

Mississippi Branch
Regulatory Division

SUBJECT: Department of the Army Permit, Default Nationwide Permit 29, SAM-2022-00430-APS, Arthur Kemp, Harrison County, Mississippi

Mr. Arthur Kemp
13193 Tiara Drive
Gulfport, Mississippi 39507
Email: kemparthur@yahoo.com

Dear Mr. Kemp:

We received your request for Nationwide Permit (NWP) application for Department of the Army (DA) authorization to discharge fill material into 0.08 acres of wetlands for the construction of single-family residence in Harrison County, Mississippi.

This email is to confirm that your project is considered authorized by "default". Since we failed to respond to your request within 45 days of receipt of a complete Pre-Construction Notification, your project is considered authorized by default in accordance with Nationwide Permit 29, General Condition 32. It is incumbent upon the you, the permittee, to ensure compliance with all restrictions of NWP 29 as well as the NWP General Conditions, including compensatory mitigation requirements (if applicable), in order to be covered by the NWP.

No other documentation of this notice will be sent. Please keep this letter for your records. We appreciate your cooperation with the U.S. Army Corps of Engineers' Regulatory Program. Please contact me at (228) 627-8641 or Amiee.P.Smith@usace.army.mil, should you have any questions.

Sincerely,

**Amiee P.
Smith**

Amiee P. Smith
Senior Project Manager | Biologist
Mississippi Branch
Regulatory Division, Mobile District

Digitally signed by
Amiee P. Smith

Copies Furnished (via email):
Mr. Patrick Mooney – Brown, Mitchell & Alexander, Inc.

59°6'48" W 30°28'47" N

Flood Branch

51 FEET

FLOODWAY
Zone AE

Zone AE

City of Gulfport
285253

PROPOSED FILL

T6S R11W S32

28047C0255H
eff. 12/21/2017

48.8 FEET

AREA OF MINIMAL FLOOD HAZARD
Zone X

58.1 FEET

Zone AF

57 FEET

0 250 500 1,000 1,500 2,000 Feet 1:6,000¹⁷ 89°6'10"W 30°28'16"N
 Wetland Delineation Report
 Basemap: USGS National Map; Orthoimagery: Data refreshed October, 2020

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | | |
|------------------------------------|---|---|
| SPECIAL FLOOD HAZARD AREAS |  | Without Base Flood Elevation (BFE)
Zone A, V, A99 |
| |  | With BFE or Depth Zone AE, AO, AH, VE, AR |
| |  | Regulatory Floodway |
| |  | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
| OTHER AREAS OF FLOOD HAZARD |  | Future Conditions 1% Annual Chance Flood Hazard Zone X |
| |  | Area with Reduced Flood Risk due to Levee. See Notes, Zone X |
| |  | Area with Flood Risk due to Levee Zone D |
| |  | |
| OTHER AREAS |  | NO SCREEN Area of Minimal Flood Hazard Zone |
| |  | Effective LOMRs |
| GENERAL STRUCTURES |  | Area of Undetermined Flood Hazard Zone D |
| |  | Channel, Culvert, or Storm Sewer |
| OTHER FEATURES |  | Levee, Dike, or Floodwall |
| |  | Cross Sections with 1% Annual Chance Water Surface Elevation |
| |  | Coastal Transect |
| |  | Base Flood Elevation Line (BFE) |
| |  | Limit of Study |
| |  | Jurisdiction Boundary |
| |  | Coastal Transect Baseline |
| |  | Profile Baseline |
| |  | Hydrographic Feature |
| |  | |
| MAP PANELS |  | Digital Data Available |
| |  | No Digital Data Available |
| |  | Unmapped |





The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **4/14/2022 at 11:34 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

ELEVATION BASIS:

ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY ON-LINE POSITIONING USER SERVICE (OPUS) SOLUTIONS REPORTS. (GEOID09 NAVD83) HAVING AN ESTIMATED VERTICAL PRECISION = 0.033M (0.11' +/-).

ADDITIONAL VERTICAL TIES WERE MADE TO CITY OF GULFPORT BENCHMARK #S-214-07 FOR CONFIRMATION OF ELEVATIONS REPORTED HEREON, REFERENCES AS NAVD 88 DATUM BASE ON PUBLISHED REPORTS.

ADDITIONAL VERTICAL TIES WERE MADE TO NGS B.M. DISK "B368", HAVING A PUBLISHED ELEV. = 17.79', WITH A G.P.S. TIE MADE WITH MEASURED ELEV. = 17.71' BASED ON NATIONAL GEODETIC SURVEY ON-LINE POSITIONING USER SERVICE (OPUS) SOLUTIONS REPORTS. (GEOID18A NAVD83) HAVING AN ESTIMATED VERTICAL PRECISION = 0.033M (0.11' +/-). ALL ELEVATIONS REPORTED HEREON SHOULD BE ADJUSTED BY (-) 0.4' TO CORRESPOND WITH CURRENT ELEVATIONS.

LEGEND:

- IRON ROD FOUND
- IRON PIPE FOUND
- IRON ROD SET
- SPIKE FOUND
- SPIKE SET
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- LIGHTWIRE KNOT FOUND
- POWER POLE

CENTERLINE OF FLOODZONE LIMITS GRAPHICALLY SCALED FROM NEWLY ADOPTED F.E.M.A. MAP REPRODUCED HEREON. EXTREME WIDTH OF FLOOD ZONE LIMIT COULD BE CONSIDERED 30' WIDE (15' OFFSET EITHER SIDE) OF LINE SHOWN. (TYPICAL)

SUBJECT PROPERTY:

LOT 16

0.545 ACRE

VACANT

(0.21 ACRE OF UPLANDS WITHIN LOT 16)

PROPOSED ELEV.
EXIST. GROUND ELEV.
DIRECTION OF FLOW

PLATTED EASEMENT NOTE:

- 1.) THERE IS A PLATTED 6' DRAINAGE SWALE EASEMENT ALONG ALL SIDE LOT LINES.
- 2.) THERE IS A 20' DRAINAGE EASEMENT ALONG ALL NATURAL DRAINWAYS.
- 3.) LOT 16 SHALL ONLY HAVE ACCESS THROUGH TIARA DRIVE AS PER PLAT NOTE.

SITE PLAN NOTES:

- 1.) THE PROPOSED RESIDENCE WILL NEED A VARIANCE ON THE RIGHT SIDE YARD MINIMUM PLATTED BUILDING SETBACK AS SHOWN.
- 2.) THE LOCATION OF PROPOSED RESIDENCE BASED ON INSTRUCTIONS PROVIDED BY CLIENT AND USING CLIENT'S HOUSE FLOOR PLAN DIMENSIONS PROVIDED.

LOT 16 WETLANDS NOTE:

WETLANDS FOR LOT 16 SHOWN HEREON AS PER PATRICK MOONEY, ENVIRONMENTAL GEOLOGIST, BROWN, MITCHELL & ALEXANDER, INC., PH: 228-804-7812

PLATTED WETLAND NOTES:

- 1.) PLATTED WETLAND DELINEATION WAS PERFORMED IN THE FIELD DURING NOVEMBER, 2003 BY JOSEPH BOSARGE, WETLAND SERVICES, 15578 OLD WOODMARKET RD, BLOOM, MS 39632, PH: 228-396-5151
- 2.) THE DESIGNATED WETLAND AREAS ARE TO BE TREATED IN ACCORDANCE WITH THE UNITED STATES RULES REGARDING WETLANDS.

SCALE:

1" = 40'

GRAPHIC SCALE - FEET

TREE LOCATION NOTES:

- 1.) ONLY SELECTIVE SCENIC TREES WITHIN PROPOSED BUILDING SITE WERE LOCATED AT TIME OF THIS SURVEY AS INSTRUCTED BY CLIENT. SCENIC TREES ARE DEFINED AS ANY WOODY, PERENNIAL, HARDWOOD PLANT THAT IS EITHER A LIVE OAK, OAK, SOUTHERN MAGNOLIA, SWEETBAY, SWEETGUM, OR A RED MAPLE.
- 2.) TREE SIZES ON TREES SHOWN HEREON ARE TREE DIAMETER IN INCHES, MEASURED APPROX. 16" ABOVE NATURAL GROUND.
- 3.) TREE SPECIES AND TYPES REPORTED ARE BASED ON GENERAL OBSERVABLE EVIDENCE ONLY. A TREE ARBORIST SHOULD BE CONSULTED FOR FINAL PROPER DETERMINATION.

TREE DETAIL:

NOT TO SCALE

LANDSCAPE NOTE:

PROPOSED LANDSCAPE AREA SHOWN HEREON WILL CONSIST OF A MIXTURE OF PLANTS NOT LIMITED TO BOXWOODS, AZALEAS, KNOCK-OUT ROSES, GARDENIAS, DANIELA, CREPE MYRTLES, PAMPAS AND MONKEY GRASS, ETC.

ATTENTION:

THE LOCATION OF THE PROPOSED HOME SHOWN HEREON IS BASED ON INSTRUCTIONS PROVIDED BY CLIENT. THE PROPOSED LOCATION SHOWN WILL NEED APPROVAL FROM ALL NECESSARY AGENCIES FOR THE RIGHT SIDE SETBACK TO FULL WITHIN REQUIRED 15 FOOT MINIMUM BUILDING SETBACK SHOWN HEREON.

SURVEY NOTES:

- 1.) THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY CLIENT, WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR AN ENVIRONMENTAL STUDY.
- 2.) THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONES AS SHOWN HEREON, ACCORDING TO FEDERAL INSURANCE RATE MAP NUMBER 2804-020204, DATED DEC. 21, 2012.
- 3.) BEARINGS SHOWN HEREON ARE DERIVED BY MISSISSIPPI STATE PLANE COORDINATES (2301 MS EAST), CONVERGENCE (DEGREES) -0.07820467, POINT SCALE 0.99995257, COMBINED FACTOR 0.9999509, BEING TRUE GRID NORTH BY G.P.S. OBSERVATION, V.L.R. NETWORK, NAD 83(2011) (EPOCH=2010.0000).
- 4.) THIS IS A CLASS "B" SURVEY AS DEFINED BY THE CURRENT MANUAL OF RULES AND REGULATIONS PRODUCED BY MISSISSIPPI STATE BOARD FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- 5.) THIS SURVEY IS SUBJECT TO ALL APPLICABLE GOVERNMENTAL REGULATIONS, BUILDING OR OTHER RESTRICTIONS, LOCAL RESTRICTIONS OF ANY NATURE AND FURTHER SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

MINIMUM BUILDING SETBACKS:

(AS PER RECORDED SUBDIVISION PLAT)

FRONT YARD --- 25 FEET
REAR YARD --- 15 FEET
SIDE YARD --- 15 FEET
SIDE YARD ADJUTING STREET --- NOT LISTED
NOTE: SETBACKS SUBJECT TO EASEMENTS

MINIMUM BUILDING SETBACKS:

(AS PER CITY OF GULFPORT ZONING (ZONE R-1-15, LOW DENSITY, SINGLE FAMILY RESIDENCE DISTRICT))

FRONT YARD --- 25 FEET
REAR YARD --- 15 FEET
SIDE YARD --- 15 FEET
SIDE YARD ADJUTING STREET --- N/A
NOTE: SETBACKS SUBJECT TO EASEMENTS

REFERENCE MATERIALS:

- 1.) HARRISON COUNTY TAX MAPS, 2010 EDITION.
- 2.) HARRISON COUNTY OWNERSHIP MAPS, 2009 EDITION.
- 3.) WARRANTY DEEDS LISTED AND DESCRIBED HEREON.
- 4.) PREVIOUS SURVEYS LISTED AND DESCRIBED HEREON.
- 5.) HARRISON COUNTY AERIAL TOPOGRAPHIC MAPS, 2002 EDITION.
- 6.) RECORDED SUBDIVISION PLAT OF CHASEWOOD SUBDIVISION.
- 7.) PRIOR UTILITY ASBUILT SURVEY OF CHASEWOOD SUBDIVISION BY L.P. STENUM & ASSOC., DATED JAN. 13, 2008.
- 8.) PRIOR SURVEY ON LOT 15 AND 16, CHASEWOOD BY STENUM SURVEYING, DATED JAN. 5, 2022.

EXPLANATION OF FLOOD ZONES

(OBTAINED FROM F.I.R.M. DESCRIBED HEREON)

ZONE

EXPLANATION

AE

SPECIAL FLOOD HAZARD AREAS, SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED.

X

AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

X

AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

STENUM SURVEYING, LLC.

PROFESSIONAL LAND SURVEYORS

24008 SUCCESS ROAD
SAUCIER, MISSISSIPPI 39574
PHONE: 228-392-5552

Email: stenumsurvey@gmail.com

PROPERTY BOUNDARY COURSE TABLE:

- | | |
|---|---|
| A | PLAT = N 81°47'28" E
102.18' |
| B | PLAT = RAD 35.00' ARC 39.33'
CHORD = S 53°41'45" W 35.40' |
| C | PLAT = N 06°57'41" E
23.10' |
| D | PLAT = N 07°33'23" E
55.48' |
| E | PLAT = S 80°41'47" W 45.72'
S 81°32'22" E
24.72' |
| F | PLAT = S 08°40'34" W
45.27' |
| G | PLAT = RAD 137.74' ARC 97.02'
RAD 137.74' ARC 97.02'
CHORD = S 06°16'25" W 96.98' |
| H | PLAT = S 59°48'13" E
63.99' |
| I | PLAT = S 16°30'21" W 272.48' |

THIS IS TO CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTY SHOWN HEREON AND THAT ALL DIMENSIONS AND OTHER DATA SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

GENE PAUL STENUM
PROFESSIONAL
P.L.S. 2752
LAND SURVEYOR
STATE OF MISSISSIPPI

OCT. 13, 2022

GENE PAUL STENUM, P.L.S. #2752

DATE OF FIELD SURVEY

A SITEPLAN AND SURVEY OF LOT 16, CHASEWOOD SUBDIVISION, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI.

SCALE: 1" = 40'

DATE: OCT. 24, 2022

APPROVED:

GPS

PARTY CHIEF:

GPS

DRAWN BY: MOG

REVISED:

FOR: ARTHUR KEMP

10720 EAST BAYTREE DRIVE

GULFPORT, MS 39503

PHONE: (228)297-4333

STENUM SURVEYING, LLC.

24008 SUCCESS ROAD

SAUCIER, MS 39574

PHONE: (228) 392-5552

DRAWING NUMBER:

17239 LOT 16C.DWG



Legend

Arthur Kemp



Google Earth

Kemp Site Topo Profil
Wetland Delineation Report

bma

BROWN, MITCHELL
& ALEXANDER, INC.

CONSULTING ENGINEERS

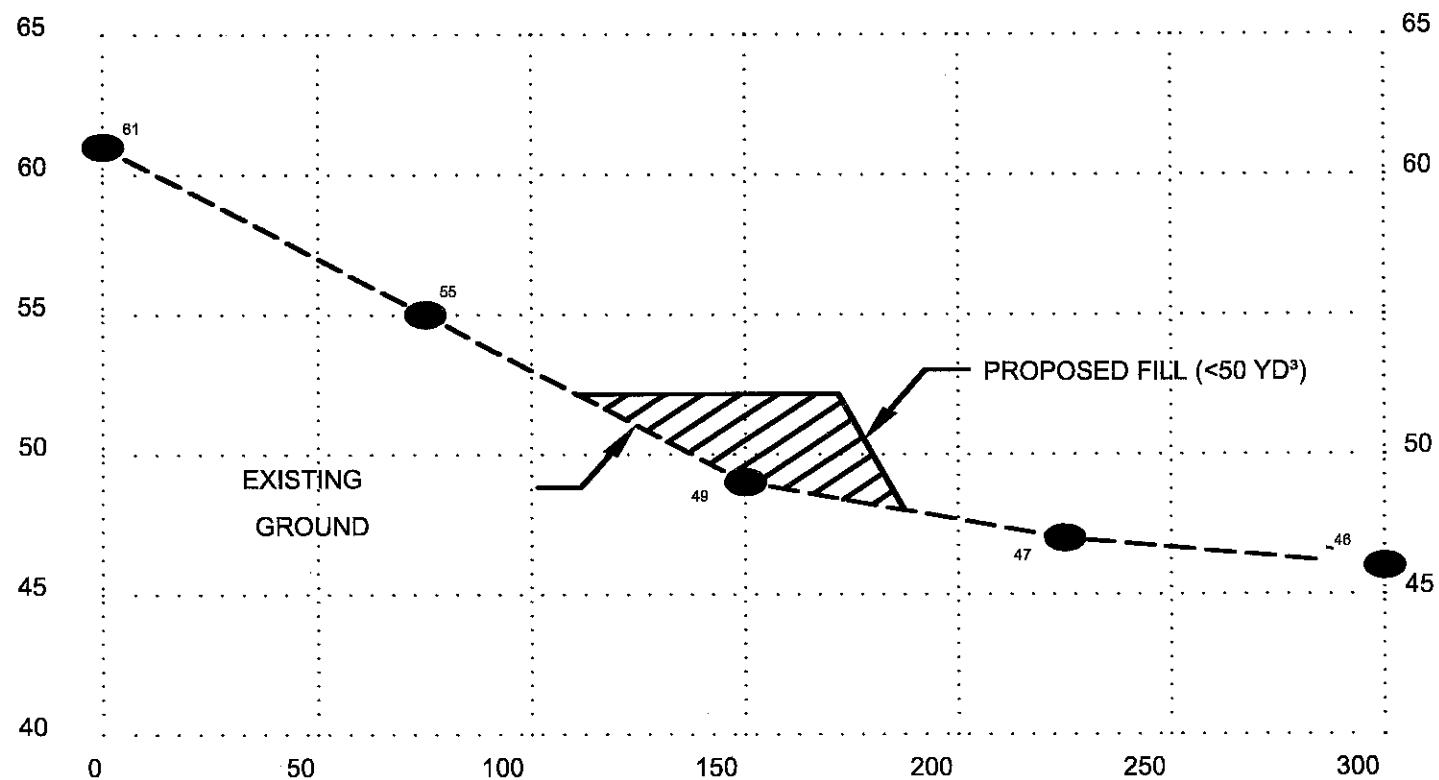
www.bmaengineers.com

Brown, Mitchell, & Alexander, Inc.

401 Cowan Road,
Suite A,
Gulfport, MS 39507
(228) 864-7612

131 Rue Magnolia
Biloxi, MS 39530
(228) 436-7612

3221 Market Street
Pascagoula, MS 39567
(228) 864-7612



SCALE HORIZ: 1"=100' SCALE VERT:
1"=10'

Kemp Site Cross-Section
Wetland Delineation Report

bma BROWN, MITCHELL
& ALEXANDER, INC.

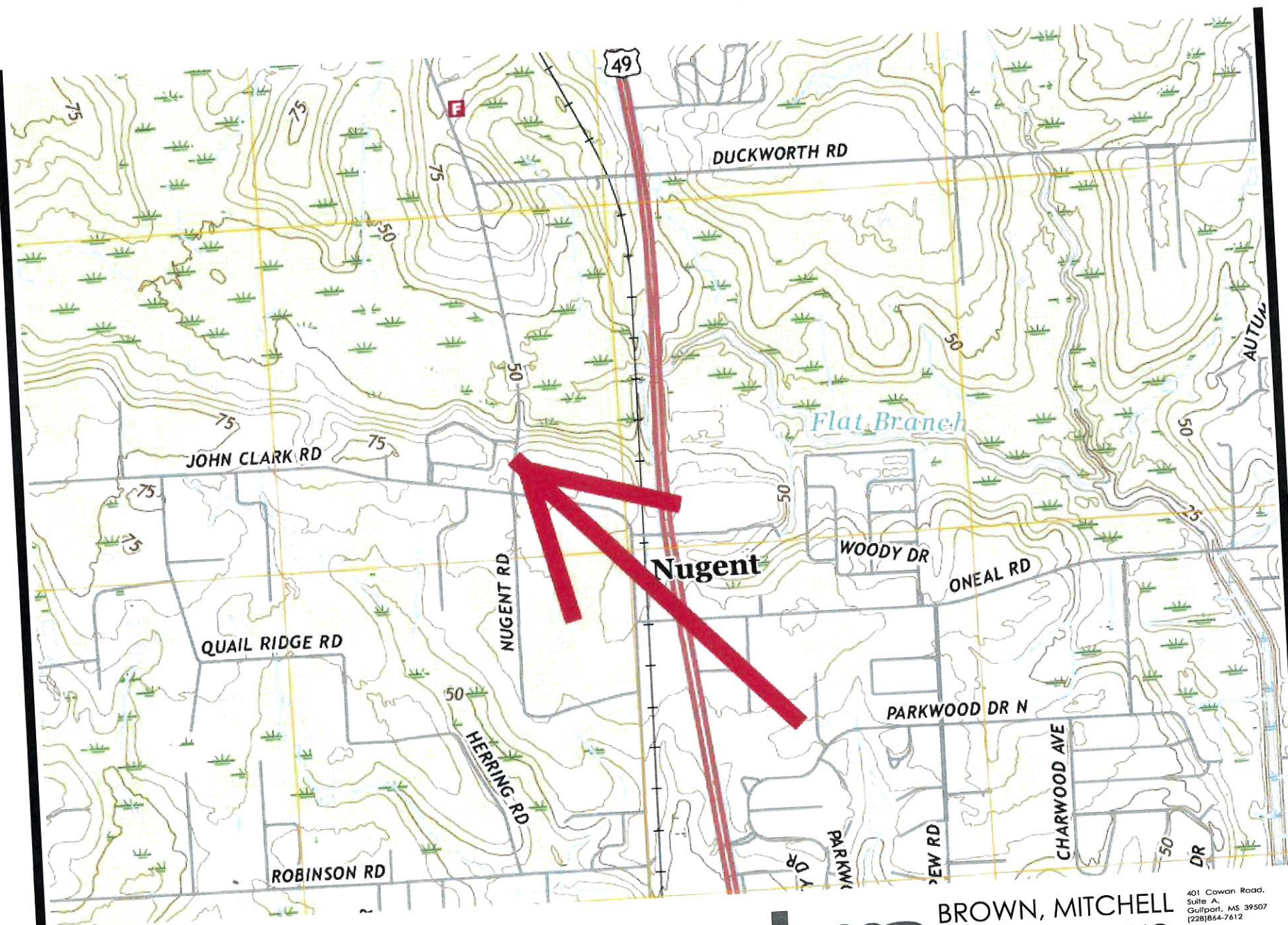
CONSULTING ENGINEERS

www.bmaengineers.com
Brown, Mitchell, & Alexander, Inc.

401 Cowan Road,
Suite A,
Gulfport, MS 39507
(228)844-7612

131 Rue Magnolia
Biloxi, MS 39530
(228)436-7612

3221 Market Street
Pascagoula, MS 39567
(228)844-7612



USGS 7.5 Min Gulfport N Quad

bma

**BROWN, MITCHELL
& ALEXANDER, INC.**

CONSULTING ENGINEERS
www.bmaengineers.com

401 Cowan Road,
Suite A,
Gulfport, MS 39507
(228) 864-7612

131 Rue Magnolia
Biloxi, MS 39530
(228) 436-7612

3221 Market Street
Pascagoula, MS 39567
(228) 864-7612



U.S. Fish and Wildlife Service
National Wetlands Inventory

Arthur Kemp



April 13, 2022

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland Wetland Delineation Report

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

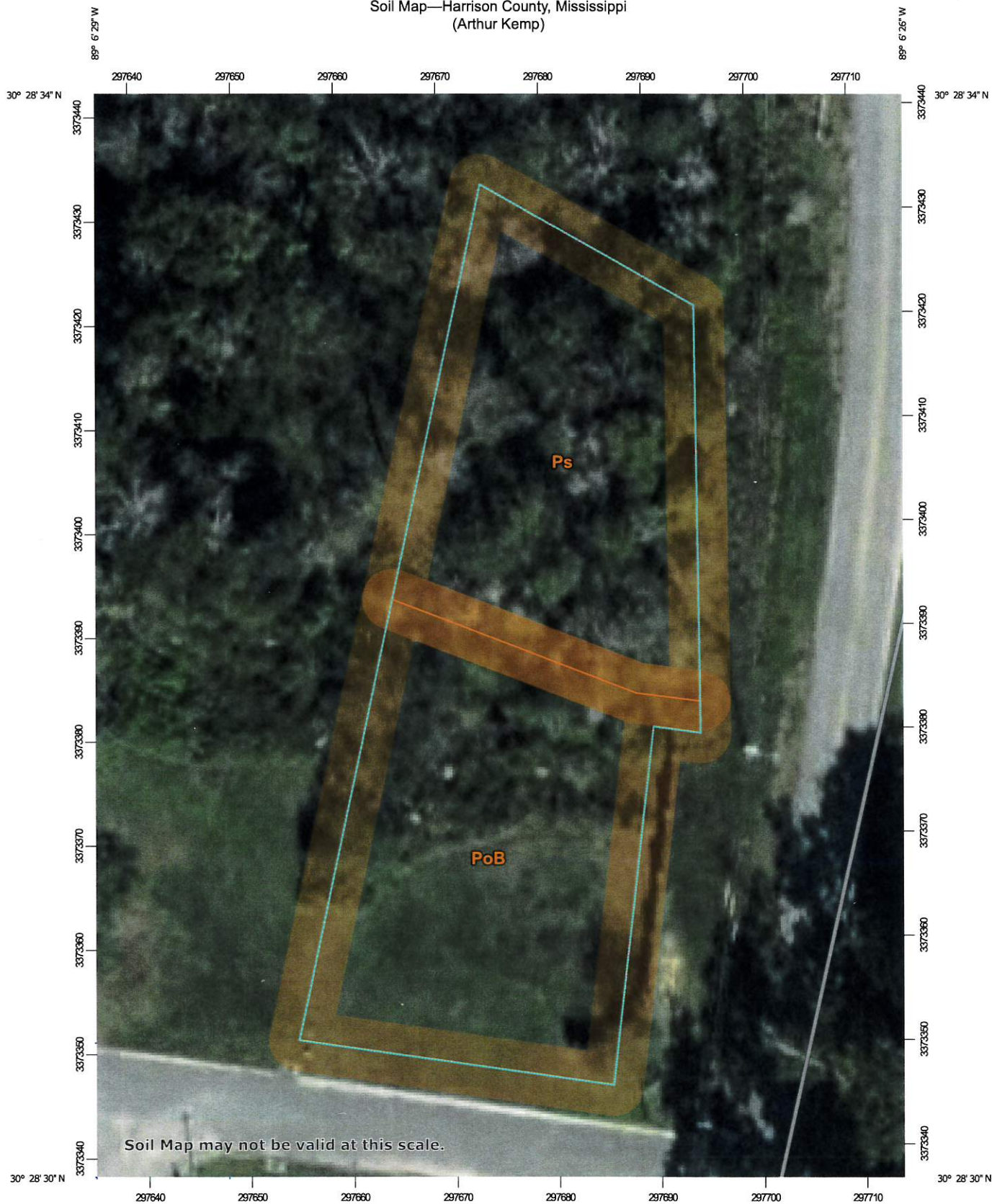
- Lake
- Other
- Riverine

13

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Brown, Mitchell, & Alexander, Inc.
National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

Soil Map—Harrison County, Mississippi (Arthur Kemp)

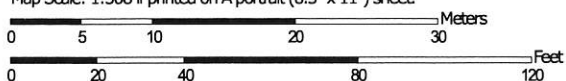


Soil Map may not be valid at this scale.

89° 6' 25" W



Map Scale: 1:508 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

89° 6' 25" W

Soil Map—Harrison County, Mississippi
(Arthur Kemp)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Harrison County, Mississippi

Survey Area Data: Version 18, Sep 16, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 3, 2018—Nov 16, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
PoB	Poarch fine sandy loam, 2 to 5 percent slopes	0.3	52.8%
Ps	Ponzer and Smithton soils	0.3	47.2%
Totals for Area of Interest		0.6	100.0%

Introduction

Arthur Kemp Property (Project) is in Harrison County, MS. Field work was conducted on April 8th, 2022. The Landowner has ambitions of placing a small amount (< 1/10 acre, <50 cubic yards) of fill to create a yard that is at or near the same elevation as the proposed home site. See the Project Maps included in the Appendix of this report. All methods and operations were done in accordance with USACE Wetlands Delineation Manual, 1987 and the Gulf Coastal and Atlantic States Regional Supplement to the 1987 USACE Wetlands Delineation Manual, Version 2.0, 2010.

Location, Environmental Setting, Annual Historic Climate

The Project area is at the intersection of Old Highway 49 and Tiara Drive, near the community of Lyman in North Harrison County. The Project is located at:

30.475611°, -89.107776°

Section 32, Township 6 South, Range 11 West

Proximal to the Project's Northern Boundary is the Flat Branch, a small tributary leading to Bayou Bernard. Flat Branch does not cross the Project Boundary. The Project has a South-to-North slope of approximately 6%, flattening out to the North, closer to Flat Branch. Please see the Project Maps attached to the Appendix of this Report.

Rainfall averages for Gulfport, MS are approximately 5.08 inches in the month of April (<https://www.climate.gov/maps-data/data-snapshots/precipanom-monthly-cmb-2000-08-00?theme=Precipitation>). Field conditions on the day of observance were dry and cool. A normal pattern of precipitation followed by dry days has been cycling in the recent weeks.

Observed Hydrology & Wetlands

Surface water features are in close proximity to the Project, influencing the overall propensity for wetland conditions. A 0.5-acre pond is immediately adjacent, up slope, to the Project. The natural spillway for the pond empties to the East, toward the Project Boundary.

Additionally, stormwater from the adjacent street-level conveyance discharges proximal to the Project Boundary. Topographical change is significant from South to North. Boundaries for the wetland area were ultimately determined by presence or absence of reduced iron and soil saturation at the surface.

Appendix 1 - REQUEST FOR CORPS JURISDICTIONAL DETERMINATION (JD)

To: District Name Here

- I am requesting a JD on property located at: 13188 Tiara Dr.
(Street Address)
City/Township/Parish: Gulfport County: Harrison State: MS
Acreage of Parcel/Review Area for JD: 0.5
Section: 32 Township: 6 S Range: 11 W
Latitude (decimal degrees): 30.475611° Longitude (decimal degrees): -89.107776°
(For linear projects, please include the center point of the proposed alignment.)
- Please attach a survey/plat map and vicinity map identifying location and review area for the JD.
- ☐ I currently own this property. ☐ I plan to purchase this property.
☒ I am an agent/consultant acting on behalf of the requestor.
☐ Other (please explain): _____
- Reason for request: (check as many as applicable)
☐ I intend to construct/develop a project or perform activities on this parcel which would be designed to avoid all aquatic resources.
☐ I intend to construct/develop a project or perform activities on this parcel which would be designed to avoid all jurisdictional aquatic resources under Corps authority.
☒ I intend to construct/develop a project or perform activities on this parcel which may require authorization from the Corps, and the JD would be used to avoid and minimize impacts to jurisdictional aquatic resources and as an initial step in a future permitting process.
☐ I intend to construct/develop a project or perform activities on this parcel which may require authorization from the Corps; this request is accompanied by my permit application and the JD is to be used in the permitting process.
☐ I intend to construct/develop a project or perform activities in a navigable water of the U.S. which is included on the district Section 10 list and/or is subject to the ebb and flow of the tide.
☐ A Corps JD is required in order to obtain my local/state authorization.
☐ I intend to contest jurisdiction over a particular aquatic resource and request the Corps confirm that jurisdiction does/does not exist over the aquatic resource on the parcel.
☐ I believe that the site may be comprised entirely of dry land.
☐ Other: _____
- Type of determination being requested:
☐ I am requesting an approved JD.
☒ I am requesting a preliminary JD.
☐ I am requesting a "no permit required" letter as I believe my proposed activity is not regulated.
☐ I am unclear as to which JD I would like to request and require additional information to inform my decision.

By signing below, you are indicating that you have the authority, or are acting as the duly authorized agent of a person or entity with such authority, to and do hereby grant Corps personnel right of entry to legally access the site if needed to perform the JD. Your signature shall be an affirmation that you possess the requisite property rights to request a JD on the subject property.

*Signature: _____

Date: 4/14/2022

- Typed or printed name: Patrick Mooney

Company name: Brown, Mitchell, & Alexander, Inc.

Address: 401 Cowan Rd STE A

Gulfport, MS 39507

Daytime phone no.: 228-860-8634

Email address: patrick@bmaengineers.com

***Authorities:** Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Program of the U.S. Army Corps of Engineers; Final Rule for 33 CFR Parts 320-332.

Principal Purpose: The information that you provide will be used in evaluating your request to determine whether there are any aquatic resources within the project area subject to federal jurisdiction under the regulatory authorities referenced above.

Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public, and may be made available as part of a public notice as required by federal law. Your name and property location where federal jurisdiction is to be determined will be included in the approved jurisdictional determination (AJD), which will be made available to the public on the District's website and on the Headquarters USACE website.

Disclosure: Submission of requested information is voluntary; however, if information is not provided, the request for an AJD cannot be evaluated nor can an AJD be issued.



Arthur Kemp Property

USACE Mobile District

Wetland Delineation Summary

Performed by:

Patrick Mooney, GIT

Environmental Geologist

Brown, Mitchell, & Alexander, Inc.

401 Cowan Rd, STE A

Gulfport, MS 39507

patrick@bmaengineers.com



BROWN, MITCHELL
& ALEXANDER, INC.

CONSULTING ENGINEERS



Figure A. Sample Point 1 located in a clearing at the South end of the Project.

Sample Point 1, located near the southern central portion of the Project, did not present wetland conditions. Upland vegetation and soils were all present when observed. No water table present.



Figures B1-3. Soil borings from SP-1.



Figure C. Sample Point 2 located in a wetland.

Sample Point 2 is located 75 feet North of Sample Point 1, near the East boundary of the Project. Sample Point 2 is in a wetland. Hydrophyte vegetation, soil saturation with surface water, and hydric soils were all present.

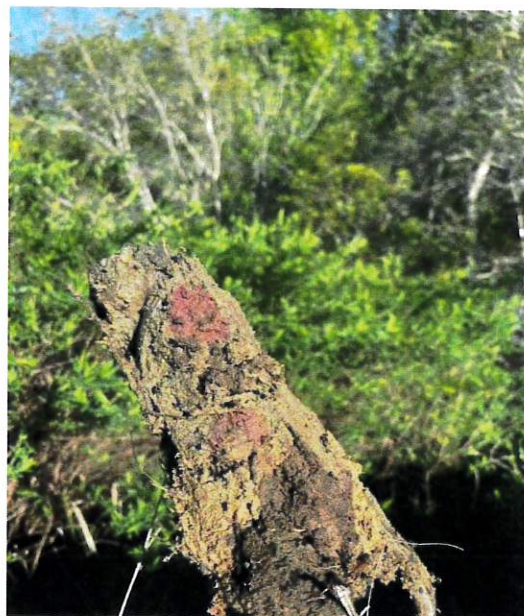


Figure D. Soil boring at SP-2 showing a positive Reaction for Alpha-Alpha Dipyridyl solution.

Additional attachments of Field Data Forms for the Atlantic and Gulf Coastal Plain Region for Sampling Points 1 and 2 are present in the Appendix of this Report.

Materials & Methods

Visual observation is sufficient for most wetland characteristics. However, some sampling points presented problematic characteristics. Occasionally, saturation or redoximorphic features weren't easily seen with the naked eye. For these instances, Alpha-Alpha Dipyriddy solution was utilized to test for the presence of Ferrous Iron (Fe^{2+}) in soil. The presence of Ferrous Iron indicates prolonged saturation, and thereby, a soil is reduced.

Wetland boundaries were determined by the presence or absence of reduced soils, soil saturation at the surface, and hydrophytic vegetation. Vegetation in the Gulf Coast Outer Plain Region is problematic and prolific. Hydrophytes often grow outside the typical boundaries for wetlands. Given this assumption for our region, soil conditions and saturation were highly regarded when determining boundaries.

All methods and operations were done in accordance with USACE Wetlands Delineation Manual, 1987 and the Gulf Coastal and Atlantic States Regional Supplement to the 1987 USACE Wetlands Delineation Manual, Version 2.0, 2010.

Additional Materials:

48" Edelman Soil Auger

Munsell Soil Color Book

Alpha-Alpha Dipyriddy solution

Garmin 66ST GPS device

Google Earth, Powered by ESRI

Conclusion

A survey to determine presence, location, and extent of wetlands within the Project boundary was conducted on April 8th, 2022. Wetland boundaries were marked in the field and mapped. Field Data Forms were filled out indicating site conditions at two data points. The findings of this delineation indicate that approximately 0.29 acres of wetlands exist within the Project Boundary. These findings are subject to USACE verification.



Appendix to:

Arthur Kemp Property

USACE Mobile District

Wetland Delineation Summary

Performed by:

Patrick Mooney, GIT

Environmental Geologist

Brown, Mitchell, & Alexander, Inc.

401 Cowan Rd, STE A

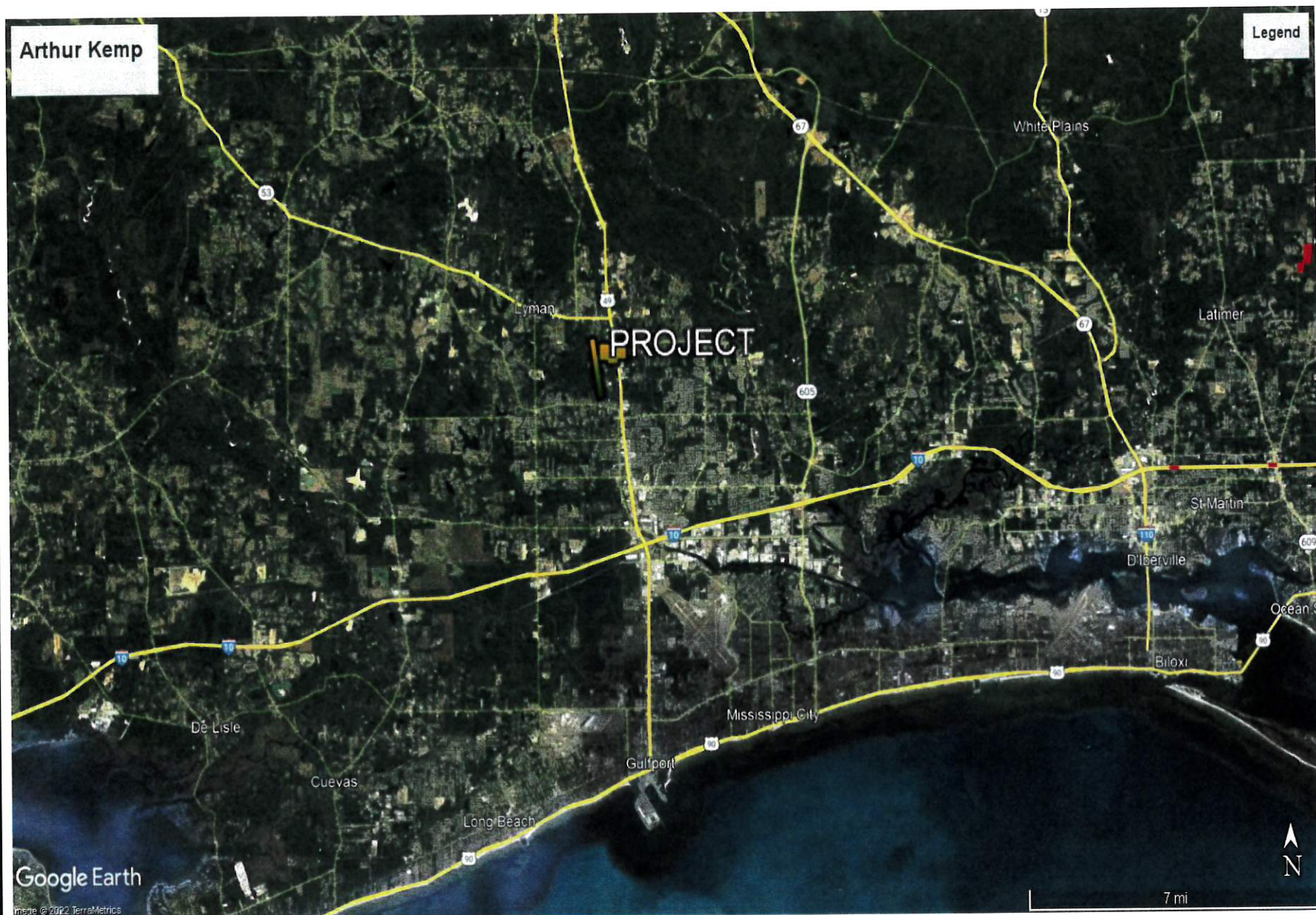
Gulfport, MS 39507

patrick@bmaengineers.com

bma BROWN, MITCHELL
& ALEXANDER, INC.
CONSULTING ENGINEERS

Table of Contents

Location Map.....	8
Project Maps and Cross-Section.....	9
USGS 7.5 Min Gulfport North Quadrangle Topo Map.....	11
NWI Map.....	12
NRCS Soil Map.....	13
FEMA FIRMette Map.....	16



Project Location Map
Wetland Delineation Report



**BROWN, MITCHELL
& ALEXANDER, INC.**

CONSULTING ENGINEERS

www.bmaengineers.com

Brown, Mitchell, & Alexander, Inc.

401 Cowan Road,
Suite A,
Gulfport, MS 39507
(228)864-7612

131 Rue Magnolia
Biloxi, MS 39530
(228)436-7612

3221 Markel Street
Pascagoula, MS 39567
(228)864-7612



SCANNED



J1 - GULFPORT DISTRICT
Instrument 2022-0001111-D-J1
Filed/Recorded 01/14/2022 2:50:01 PM
Total Fees 26.00
2 Pages Recorded

Prepared By & Return To:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8550
Our File: 220056

Index As:
Lot 16, Chasewood S/D, Harrison
1st JD, MS

**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 consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned,

**CAZESTA, LLC
A MS Limited Liability Company
13468 WOODLAND DRIVE
GULFPORT, MS 39503
(228) 547-5746**

does hereby sell, convey and warrant unto

**ARTHUR P. KEMP and wife, SHUNDA L. KEMP
as tenants by the entirety with full rights of survivorship and not as tenants in common
10720 EAST BAYTREE DRIVE
GULFPORT, MS 39503
(228) 297-4333**

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

Lot Sixteen (16), CHASEWOOD 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 47 at Page 19 thereof, reference to which is hereby made in aid of and as a part of this description.

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

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

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

Grantees herein.

IN WITNESS WHEREOF, **CAZESTA, LLC** has caused this conveyance to be executed by its duly authorized officer, having first been duly authorized to do so, on this the 14th day of January, 2022.

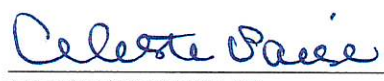
CAZESTA, LLC


By: **MATTHEW LAWTON, III, MANAGER/MEMBER**

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, **MATTHEW LAWTON, III**, who acknowledge that he is the **MANAGER/MEMBER** of **CAZESTA, LLC, A MS Limited Liability Company**, and as its act and deed, he signed, sealed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned, for and on behalf of said entity, having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 14th day of January, 2022.


NOTARY PUBLIC

My Commission Expires:



MISCELLANEOUS PAYMENT RECPT#: 11877488
CITY OF GULFPORT

GULFPORT, MS 39501

DATE: 10/25/22 TIME: 09:52:03
CLERK: jseferovi DEPT:
CUSTOMER#:

COMMENT:

CHG: PZD PLANNING AND ZO 75.00

AMOUNT PAID: 75.00

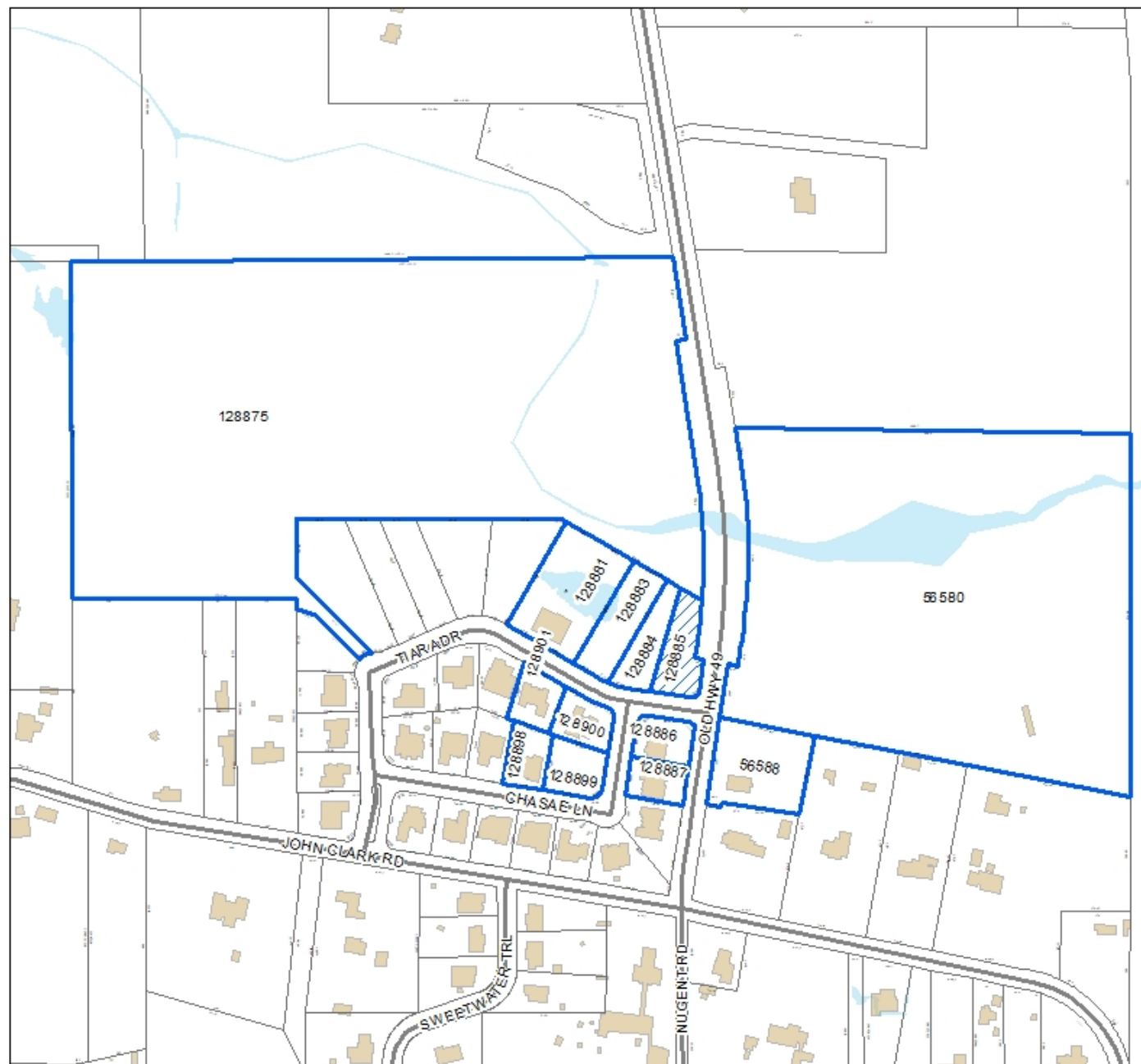
PAID BY: ARTHUR KEMP
PAYMENT METH: CASH

REFERENCE:

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

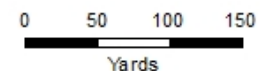
2212ZB217

VARIANCE



Legend

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



1 inch = 350 feet



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

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
N	128885	0707P-01-029.016	ARTHUR KEMP (OWNER)	10720 E BAYTREE DRIVE	GULFPORT	MS	39503
	Adjacent Property Owners (2212ZB217)						
	56588	0707P-01-002.000	ADAMS SHONDALA	P O BOX 10568	GULFPORT	MS	39505
	128875	0707P-01-029.006	ADAMS SHONDALA P	P O OBX 10568	GULFPORT	MS	39505
	56580	0707P-01-001.000	ALLISTON EDWIN T	14494 COLLINS BLVD	GULFPORT	MS	39503
	128884	0707P-01-029.015	CAZESTA LLC	13468 WOODLAND DR	GULFPORT	MS	39503
	128887	0707P-01-029.018	DONOHUE DOUGLAS N & MONICA C	13195 CHASAE LANE	GULFPORT	MS	39503
	128899	0707P-01-029.030	DUNLAP ALBERT L & GWENDOLYN L	P O BOX 1477	GULFPORT	MS	39502
	128901	0707P-01-029.032	HARPER LORI A & MCMILLON JOE RAYMOS	13201 TIARA DR	GULFPORT	MS	39503
	128886	0707P-01-029.017	PARKS STEPHANIE K & VAUGHAN AMY L	13191 CHASAE LANE	GULFPORT	MS	39503
	128900	0707P-01-029.031	SCHULZ CHERIE E REVOCABLE TRUST	13197 TIARA DR	GULFPORT	MS	39503
	128881	0707P-01-029.012	THOMAS JASON A & SHANA S	13210 TIARA DRIVE	GULFPORT	MS	39503
	128883	0707P-01-029.014	THOMAS JASON A & SHANA S	13210 TIARA DRIVE	GULFPORT	MS	39503
N	128898	0707P-01-029.029	WILLS GLORICE P	13218 CHASAE LANE	GULFPORT	MS	39503

mw

RE: Variance 2212ZB217, by owners Arthur & Shunda Kemp, tax parcel 0707P-01-029.016, Variance for side setback, 13188 Tiara Dr, Zoned R-1-15 (Single-family), Ward 7

To Applicants and Adjacent Property Owners:

The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, December 15, 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, December 15, 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.