

AGENDA
ZONING BOARD OF ADJUSTMENT AND APPEALS
CITY HALL COUNCIL CHAMBERS
THURSDAY, FEBRUARY 15, 2024 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 - January 18, 2024

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 2312ZB137:(Deferred to February meeting)

Variance 2312ZB137, by agent J.R. Walsh, seeking approval for an additional accessory structure, at Tax Parcel 0811G-06-011.000, 1511 18th Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

2. Variance 2312ZB138:(Deferred to February meeting)

Variance 2312ZB138, by agent J.R. Walsh, seeking approval for a 90 inch (7.5 feet) tall stone wall, at Tax Parcel 0811G-06-011.000, 1511 18th Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

3. Variance 2402ZB009:

Variance 2402ZB009, by agent Orin Robinson, seeking approval for additional wall signage on west and east side elevations, Tax Parcel 0809B-02-002.000, 14370 Seaway Rd, Zoned I-2 (Heavy Industry), Ward 5

4. Variance 2402ZB012:

Variance 2402ZB012, by agent Steven Carney, seeking approval for wall sign on north elevation, Tax Parcel 1010D-01-008.004, 8813 Lorraine Rd, Zoned R-B (Residence-Business), Ward 4

5. Special Exception 2402SE013:

Special Exception 2402SE013, by owner Riaan LLC, seeking approval for liquor store use, Tax Parcel 1008M-01-007.000, 11268 Lorraine Rd, Zoned B-2 (General Business), Ward 6

6. Variance 2402ZB016:

Variance 2402ZB016, by agent Geoffrey J. Kneasal, seeking approval for 8-foot fence, Tax Parcel 1010C-01-001.046, 10879 Channelside Dr., Zoned R-2 (Single-family), Ward 5

H. Adjournment

MINUTES

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING

Thursday, January 18, 2024 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 3:01pm.

D. **Determination of a Quorum**:

BOARD MEMBERS PRESENT:

MARY ANN WIGINTON
LESLIE NORTH
ROBERT PHARR
NATHAN BODDIE
NICHOLAS HAHN
HAL KAIGLER

BOARD MEMBERS ABSENT:

MICHAEL DANIELS

STAFF MEMBERS PRESENT:

SU-LIN FEATHERSTON
LESLIE ERVIN
SAMUEL SWEETING

COURT REPORTER:

NORMA SOROE

E. **Confirmation of Agenda**:

F. **Approval of Minutes**:

Motion by Mrs. Wiginton and seconded by Mr. Hahn to approve Minutes of the **December 21, 2023**, 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 2401ZB005:

Variance 2401ZB005, by agent Kenneth Jones, seeking approval for 10-foot side yard setbacks on all proposed subdivision lots, Tax Parcel 0807G-01-001.000, 0 South Swan Rd, Zoned R-1-15 (Single-Family), Ward 7

Speaking for the Petition: Kenneth Jones

Speaking against the Petition: Ricky Dombrowski, Jerry Goforth, Lamar Gary, Ginger Smith, Christopher Sweebe, David Sweebe, Joe Moffett, Dawn Domeca, Valeri Merritts, Carrol Palmore

Motion: Mr. Boddie – to approve applicant’s request

Second: Mr. Kaigler

Leslie North	- Chairman
Mary Ann Wiginton	- Yea
Michael Daniels	- Absent
Robert Pharr	- Nay
Nathan Boddie	- Yea
Nicholas Hahn	- Nay
Hal Kaigler	- Yea

Action: Motion carried 3-2

Adjournment:

Motion by **Mr. Hahn** to adjourn the meeting was seconded by **Mr. Pharr** and carried unanimously. The meeting adjourned **3:51pm.**

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

Michael Daniels, Secretary

Date: _____

MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: February 15, 2024

Re: Public Declaration of Appeal Process of Chairman

MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: February 15, 2024

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

MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: February 15, 2024

Re: Routine Agenda

MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: February 15, 2024

Re: Variance 2312ZB137:(Deferred to February meeting)

Variance 2312ZB137, by agent J.R. Walsh, seeking approval for an additional accessory structure, at Tax Parcel 0811G-06-011.000, 1511 18th Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2312ZB137

Hearing Date: February 15, 2024

Current Zoning/Use: T4+ / Single Family

Legal: Variance 2312ZB137, by agent J.R. Walsh, seeking approval for an additional accessory structure, Tax Parcel 0811G-06-011.000, 1511 18th Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

TECHNICAL DETAILS

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

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

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

Technical Report

VARIANCE

The applicant requests a variance for the additional accessory structures of a pergola and outdoor kitchen where only one additional accessory structure is allowed.

- (a) The applicant states since their property is an assemblage of two parcels, they wish to have more than one accessory structure on the property. However, the applicant provides no comments that reflect on the property or structures.
- (b) Applicant does not address this section. The applicant's actions do directly result in these special conditions as they are adding an additional detached accessory structure where only one is allowed.
- (c) Applicant states that the property does not suffer any hardship.
- (d) Applicant does not adequately address the question. Upon inspection of Google Street View as well as GIS, there were little to no observable properties that had more than 1 accessory structure.
- (e) Applicant states that the requested variance is not excessive and not outside the scope of reasonability. Upon staff review, the proposed additional structures will not go against established setbacks or square footage requirements.
- (f) This property is zoned T4+ and a single family home with an accessory structure is allowed by right

EXECUTIVE SUMMARY

No legitimate hardships were provided by the applicant in the written request. City ordinance requires 6 hardship conditions to be met in order to justify a variance of an additional accessory structure. Applicant is ultimately intending to put a total of 3 accessory structures on the property, as they claim that reasonably a household with a pool would have multiple accessory structures. The proposed structures do meet the required setbacks within the zoning district however, upon inspection of the neighborhood, little to none of the properties have an additional accessory structure.

Any approval should consider these conditions:

- 1. Must meet all current building codes and City of Gulfport Ordinances.
- 2. Approval allows additional accessory structures where only one is allowed.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. 12/01/2023.

Public Works: No conditions. Memo dated 11/30/2023.

Traffic and Safety: No conditions. Memo dated 11/20/2023.

Building Code Services: Must meet all current building codes and City of Gulfport Ordinances. 11/20/2023.

GIS: No conditions. Memo dated 11/21/2023.

Technical Report

VARIANCE

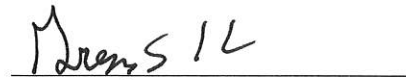
Police Department: No comment as of 3/8/2018.

Fire Department: No conditions. Memo dated 11/20/2023.

City Arborist: No conditions. Memo dated 11/27/2023.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department



Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2312ZB137

Hearing Date: December 21, 2023

Current Zoning/Use: T4+ / Single Family

Legal: Variance 2312ZB137, by agent J.R. Walsh, seeking approval for an additional accessory structure, Tax Parcel 0811G-06-011.000, 1511 18th Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

TECHNICAL DETAILS

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

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

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

Technical Report

VARIANCE

The applicant requests a variance for the additional accessory structures of a pergola and outdoor kitchen where only one additional accessory structure is allowed.

- (a) The applicant states since their property is an assemblage of two parcels, they wish to have more than one accessory structure on the property. However, the applicant provides no comments that reflect on the property or structures.
- (b) Applicant does not address this section. The applicant's actions do directly result in these special conditions as they are adding an additional detached accessory structure where only one is allowed.
- (c) Applicant states that the property does not suffer any hardship.
- (d) Applicant does not adequately address the question. Upon inspection of Google Street View as well as GIS, there were little to no observable properties that had more than 1 accessory structure.
- (e) Applicant states that the requested variance is not excessive and not outside the scope of reasonability. Upon staff review, the proposed additional structures will not go against established setbacks or square footage requirements.
- (f) This property is zoned T4+ and a single family home with an accessory structure is allowed by right

EXECUTIVE SUMMARY

No legitimate hardships were provided by the applicant in the written request. City ordinance requires 6 hardship conditions to be met in order to justify a variance of an additional accessory structure. Applicant is ultimately intending to put a total of 3 accessory structures on the property, as they claim that reasonably a household with a pool would have multiple accessory structures. The proposed structures do meet the required setbacks within the zoning district however, upon inspection of the neighborhood, little to none of the properties have an additional accessory structure.

Any approval should consider these conditions:

1. Must meet all current building codes and City of Gulfport Ordinances.
2. Approval allows additional accessory structures where only one is allowed.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. 12/01/2023.

Public Works: No conditions. Memo dated 11/30/2023.

Traffic and Safety: No conditions. Memo dated 11/20/2023.

Building Code Services: Must meet all current building codes and City of Gulfport Ordinances. 11/20/2023.

GIS: No conditions. Memo dated 11/21/2023.

Technical Report

VARIANCE

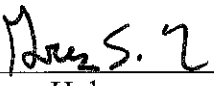
Police Department: No comment as of 3/8/2018.

Fire Department: No conditions. Memo dated 11/20/2023.

City Arborist: No conditions. Memo dated 11/27/2023.

DIRECTOR APPROVAL

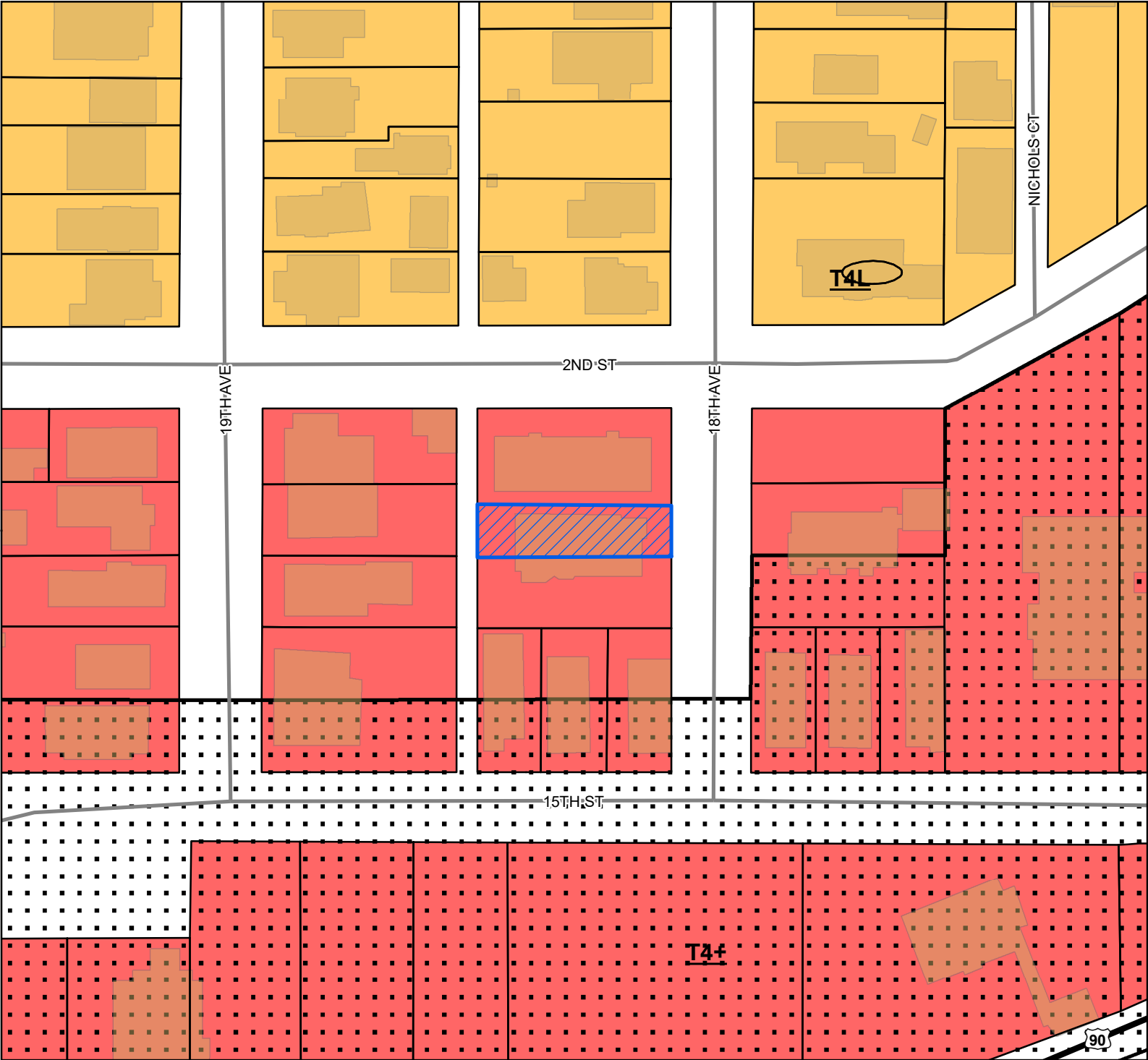
This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department





Site

US or State Highway

Street

Parcels

Buildings

Smart Code

T4+

T4L

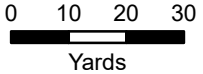
Site Information

0811G-06-011.000

Zoning: T4+ (General Urban Zone "Plus")

Size: 5228 sqft

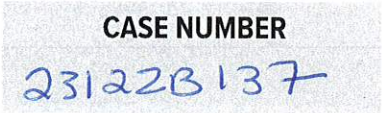
Flood: X



1 inch = 100 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.



OWNER:

J. J. HARRIS
 Printed Name of Owner
1511 18th Ave
 Mailing Address
GPT MS
 City State Zip Code
228-596-8821
 Home Phone Work/Cell Phone
JJ@PMIBILOXI.COM
 Email
JJ Harris
 Signature of Owner

AGENT:

J. R. WALSH
 Printed Name of Agent
700 W. RAILROAD ST -
 Mailing Address
LB MS 39560
 City State Zip Code
317-509-1333
 Home Phone Work/Cell Phone
JR@JR WALSH.COM
 Email
JR Walsh
 Signature of Agent

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. We can only accept applications with original signatures.

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) JJ. HARRIS
 Address (Street, City, State, Zip Code) 1511 18th Ave GPT
 Phone (Home) 228-596-8821 (Work) _____ (Cell) _____
 Tax Parcel Number(s) Owned: 08116-06-011.000
 Signature: JJ Harris

Name of Owner (PRINT) _____
 Address (Street, City, State, Zip Code) _____
 Phone (Home) _____ (Work) _____ (Cell) _____
 Tax Parcel Number(s) Owned: _____
 Signature: _____

Name of Owner (PRINT) _____
 Address (Street, City, State, Zip Code) _____
 Phone (Home) _____ (Work) _____ (Cell) _____
 Tax Parcel Number(s) Owned: _____
 Signature: _____



DESIGNATION OF AGENT

I, J. J. Hargis being property owner of 1511-18th AVE
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize J. D. WALSH to act as
PRINT NAME
my representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning
Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

[Signature]
SIGNATURE

10/25/2023
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 25TH day of OCT, 20 23

Jasmin Seferovic
NOTARY PUBLIC

3/20/2027
COMMISSION EXPIRATION





COVENANT AFFIDAVIT

I, J.R. WALSH being property owner or agent of the property 1511 18th AVE
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

[Signature]
SIGNATURE

10.25.23
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 25TH day of OCT, 20 23

[Signature]
NOTARY PUBLIC

3/20/2027
COMMISSION EXPIRATION



VARIANCE SUBMISSIONS

new

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

1. Demonstrate that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district. (i.e., What is special about your property that you need to request a variance?)
2. Demonstrate that the special conditions and circumstances do not result from the actions of the applicant. (i.e., Show that you did not cause the need for the variance.)
3. Demonstrate that an unnecessary hardship is created by the physical character of the property and is peculiar and unusual to such an extent that it is evidence that amendment of the zoning ordinance does not offer a reasonable solution. (i.e., Explain what your hardship is and why the property cannot comply with the zoning ordinance. Further, explain why this hardship is not commonly found on other properties?)
4. Demonstrate how the literal interpretation of the provisions of the zoning ordinance would deprive the applicant of rights commonly enjoyed by properties in the same district under the terms of the zoning ordinance. (i.e., Explain how the request meets the right of reasonable economic return and/or the right to reasonable development of your property which might generally be expected in your district.)
5. Demonstrate that the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district, other than to permit the applicant to use their property in a manner as nearly equivalent to uses generally permitted in the district considering the conditions and circumstances involved and hardship. (i.e., Will you receive any special benefit that others who follow the Zoning Ordinance cannot receive?)
6. State whether the use proposed is permissible by right, with planning approval or by special exception with respect to uses of land or structures.

1. 1511 18th street is an assemblage of two parcels. For the neighborhood, the square footage of the combined parcel is greater than the majority of my neighbors. We ask for this board to view this opportunity as we do for an enhancement of our property that benefits the local neighborhood, livability, and enjoyment of the greater 2nd street and downtown area.
2. NA
3. The property does not suffer hardship. As stated in number 1, the property is a uniquely large parcel for the neighborhood. The addition of multiple structures does not have negative impacts on the greenspace requirements dictated by local code.
4. Homes in the district with similarly sized parcels often have swimming pools and those, reasonably, also have additional outbuildings including pool houses, pergolas, and or outdoor kitchens.
5. We feel that our variance request is not excessive and not outside of the scope of reasonability in regards to other homes in the area of similar size and acreage, of which there are many.
6. My interpretation of the ordinance is that the request is by right with planning approval and would in no way require special exception.

① Proposed Pergola

- 4 posts, open sided, typically open rafter structure

② Proposed Stone Wall Screen

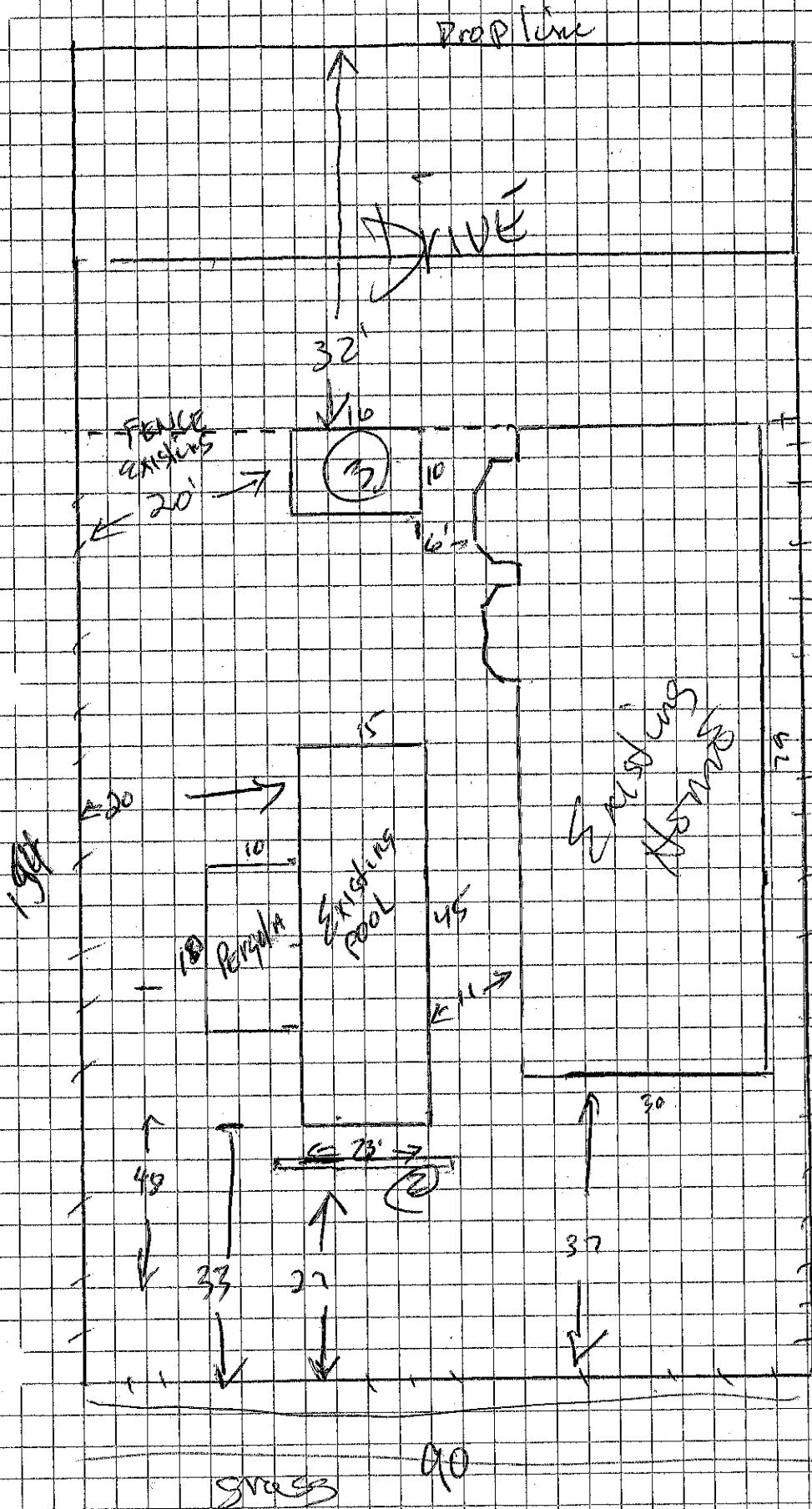
- built of cinder blocks, PAINTED DECORATIVELY,
- PRIMARY NEED IS TO block visibility of pool from 18th AVE

③ Proposed outdoor Kitchen / bath

- Frame Construction,
- HARD Siding to Match house
- PAINT TO MATCH HOUSE
- ROOF TO MATCH HOUSE

* primary use for pool bath
out door Kitchen + storage

- ① Proposed Pergola ~~25'~~ 8' HEIGHT (10'x18')
- ② Proposed Stone wall Screen 90" HEIGHT (25'x1')
- ③ Proposed OUTDOOR KITCHEN/BAR/ROOM/Storage 16'x10' ~~16'~~ 11' HEIGHT



151'
18' 4"
18' 4"



J1 - GULFPORT DISTRICT
Instrument 2022-0007144-D-J1
Filed/Recorded 03/29/2022 4:25:01 PM
Total Fees 26.00
2 Pages Recorded

**Indexing: S 10' Lot 3 & Lots 4,5,6, Blk 18, McAlpin Addn
Now known as Parcels E & F**

STATE OF MISSISSIPPI

COUNTY OF HARRISON

FIRST JUDICIAL DISTRICT

**Prepared by and return to:
David B. Estes
MS Bar No. 101404
Integrity Land Title, LLC
1806 23rd Avenue, Suite A
Gulfport, MS 39501
(228)896-8962
File# 3822**

WARRANTY DEED

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

**JENNIFER DAVI, A SINGLE PERSON
2082 BEACH BLVD
GULFPORT MS 39507
(228) 224-5337**

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

**JOHN M. HARRIS, JR. AND WIFE, SERRE HARRIS
AS TENANTS BY THE ENTIRETY WITH FULL RIGHTS OF SURVIVORSHIP
1511 18TH AVE
GULFPORT MS 39501
(228) 596-8821**

the following described land, together with all improvements thereon, located in the First

Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit:

THE SOUTH 10' OF LOT 3, ALL OF LOTS 4, 5 AND 6, BLOCK 18, MCALPIN
ADDITION TO THE CITY OF 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 7 (Copy Book 1
at Page 29).

NOW KNOWN AS Parcel E and Parcel F by survey of Larry R. Smith, dated 2/3/12 and
recorded as Instrument No. 2012-3555-D-J1 in the office of the Chancery Clerk of the
First Judicial District of Harrison County, Mississippi and further described as:

PARCEL E:

Commencing at the intersection of the west margin of 18th Avenue with the north margin of 15th Street, thence N 00 degrees 08' 05" East along the west margin of 18th Avenue a distance of 104.4 feet to the POINT OF BEGINNING; thence N 89 degrees 41' 55" West a distance of 139.0 feet; thence N 00 degrees 02' 09" East a distance of 48.77 feet; thence S 89 degrees 46' 58" East a distance of 139.0 feet to the west margin of 18th Avenue; thence S 00 degrees 02' 21" West along said west margin a distance of 48.98 feet to the POINT OF BEGINNING.

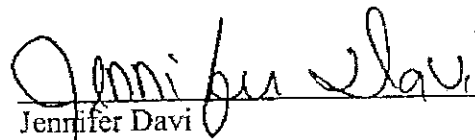
PARCEL F:

Commencing at the intersection of the west margin of 18th Avenue with the north margin of 15th Street; thence N 00 degrees 08' 05" E along the west margin of 18th Avenue a distance of 153.38 feet to the POINT OF BEGINNING; thence N 89 degrees 46' 58" W a distance of 139.0 feet; thence N 00 degrees 02' 09" E a distance of 39.51 feet; thence S 89 degrees 46' 41" E a distance of 139.0 feet to the west margin of 18th Avenue; thence S 00 degrees 02' 21" W along said west margin a distance of 39.63 feet to the POINT OF BEGINNING.

THIS CONVEYANCE is subject to any and all easements, restrictive or protective covenants, rights-of-way, zoning ordinances and reservations affecting said property of record.

TAXES for the year 2022 are hereby prorated and the same are hereby assumed by the Grantee herein. It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and that when said taxes are actually determined, if the proration as of this date is incorrect, the parties herein agree to pay on a basis of an actual proration. All subsequent years' taxes are specifically assumed by Grantee herein.

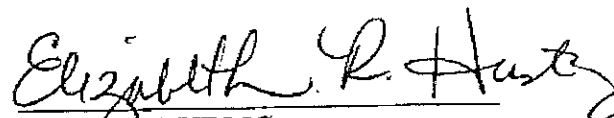
EXECUTED on this the 25th day of March, 2022.


Jennifer Davi

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Personally, appeared before me, the undersigned authority in and for the said county and state on this the 25th day of March, 2022, within my jurisdiction, the within named Jennifer Davi, who acknowledged that she executed and delivered the above and foregoing instrument.


NOTARY PUBLIC

(SEAL)

My Commission Expires:



Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			JOHN M HARRIS (OWNER)	1511 18TH AVE	GULFPORT	MS	39501
			J. R. WALSH (AGENT)	700 W. RAILROAD ST	LONG BEACH	MS	39560
			Adjacent Property Owners (2312ZB137)				
	32723	0811G-06-010.000	MARCEL PROPERTIES LLC	1808 2ND STREET	GULFPORT	MS	39501
	32720	0811G-03-051.000	ALMANETT LLC	10211 SOUTH PARK DR	GULFPORT	MS	39503
	32703	0811G-06-009.000	MARCEL JEANNE A DUHE & HENRY	1808 2ND ST	GULFPORT	MS	39501
	32730	0811G-06-017.000	YOSTE CHRISTIE L & HARRY M JR	1514 19TH AVE	GULFPORT	MS	39501
	32704	0811G-06-019.000	HALDERMAN DIANNE	1824 2ND ST	GULFPORT	MS	39503
	32731	0811G-06-018.000	MILES CLAIBORNE E	15010 SWAN LAKE BLVD	GULFPORT	MS	39503
	32725	0811G-06-012.000	BLANNER JOSEPH C & JESSICA L	3181 HWY FF	EUREKA	MO	63025
	32724	0811G-06-011.000	HARRIS JOHN M JR & SERRE	1511 18TH AVE	GULFPORT	MS	39501
	140336	0811G-06-013.001	BENNETT ELIZABETH A	1802 15TH STREET	GULFPORT	MS	39501
	32726	0811G-06-013.000	HARRIS JOHN MICHAEL JR & SERRE	1808 15TH ST	GULFPORT	MS	39501
	141450	0811G-03-053.002	MORRIS JUDE A & SHALECE	1732 15TH ST	GULFPORT	MS	39501
	32722	0811G-03-053.000	KATHMANN BRETT S	1740 15TH ST	GULFPORT	MS	39501
	141449	0811G-03-053.001	BROOKS JAYSSON TREVOR & BRITTANY E	1818 E NORTHSIDE DR	JACKSON	MS	39211
	32721	0811G-03-052.000	ALMANETT LLC	P O BOX 6216	GULFPORT	MS	39506
	32727	0811G-06-014.000	ALBRIGHT RUSSELL E JR -TRUSTEE-	25 CECIL TAYLOR RD	LAUREL	MS	39443
	32729	0811G-06-016.000	CLELAND WILLIAM H & GYANNE C	1510 19TH AVE	GULFPORT	MS	39501
	32719	0811G-03-026.000	DUHE' DAVID NOLAN & CHRISTEN HARTLE	1600 18TH AVE	GULFPORT	MS	39501

Variance



RE: Variance 2312ZB137, by agent J.R. Walsh, seeking approval for an additional accessory structure, at Tax Parcel 0811G-06-011.000, 1511 18th Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

To Applicants and Adjacent Property Owners:

The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, December 21, 2023**, 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 21, 2023**. 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.



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	492382	Print Legal Ad-IPL01489320 - IPL0148932	210200 Dec2B	\$76.30	1	67 L

Attention: Matilda Welch
GULFPORT URBAN DEVELOPMENT
PO BOX 1780
GULFPORT, MS 39502

accountspayable@gulfport-ms.gov

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, December 21, 2023 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 23122B136, by owners Antonio and Fatima Boyd, seeking approval for a 20-foot front yard setback on all frontages, at Tax Parcel 0711L-01-069.000, 17th Street, Zoned R-1-7.5 (Single-family), Ward 1

Variance 23122B137, by agent J.R. Walsh, seeking approval for an additional accessory structure, at Tax Parcel 0811G-06-011.000, 1511 18th Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Variance 23122B138, by agent J.R. Walsh, seeking approval for a 90 inch (7.5 feet) tall stone wall, at Tax Parcel 0811G-06-011.000, 1511 18th Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Variance 23122B139, by agent Munn Enterprises, Inc., seeking approval for a wall sign not facing a dedicated right of way, at Tax Parcel 1009E-02-002.001, 10213 Lorraine Rd, Zoned I-1 (Light Industry), Ward 5

Variance 23122B145, by owner James E. Brown, seeking approval for a side yard setback of 3 feet, at Tax Parcel 0908A-01-001.006, 12694 Oak Forest Drive, Zoned R-1-15 (Single-family), Ward 6

Variance 23122B148, by agent Residential Designs, seeking approval for a 19-foot and 8 inch setback for a second-frontage, at Tax Parcel 0909P-01-019.000, 11562 Otto Ave, Zoned R-1-7.5 (Single-family), Ward 4

Variance 23122B149, by agent Addison Riemann, seeking approval of a wall sign not facing the public right of way, at Tax Parcel 0809K-02-002.001, Zoned B-4 (Highway Business), Ward 3

This the 17th day of November 2023
A. Leslie North, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0148932
Dec 6 2023

STATE OF MISSISSIPPI COUNTY OF HARRISON

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

1 insertion(s) published on:
12/06/23

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

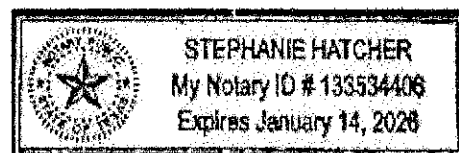
Stefani Beard

Sworn to and subscribed before me this 6th day of December in the year of 2023

Stephanie Hatcher

Notary Public

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



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



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	494405	Print Legal Ad-IPL01496930 - IPL0149693		\$81.10	1	74 L

Attention: Matilda Welch
GULFPORT URBAN DEVELOPMENT
PO BOX 1780
GULFPORT, MS 39502

accountspayable@gulfport-ms.gov

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, December 21, 2023 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 2312ZB136, by owners Antonio and Fatima Boyd, seeking approval for a 20-foot front yard setback on all frontages, at Tax Parcel 0711L-01-089.000, 17th Street, Zoned R-1-7.5 (Single-family), Ward 1

Variance 2312ZB137, by agent J.R. Walsh, seeking approval for an additional accessory structure, at Tax Parcel 0811G-06-011.000, 1511 18th Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Variance 2312ZB138, by agent J.R. Walsh, seeking approval for a 80 inch (7.5 feet) tall stone wall, at Tax Parcel 0811G-06-011.000, 1511 18th Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Variance 2312ZB139, by agent Munn Enterprises, Inc., seeking approval for a wall sign not facing a dedicated right of way, at Tax Parcel 1009E-02-002.001, 10213 Lorraine Rd, Zoned I-1 (Light Industry), Ward 5

Variance 2312ZB145, by owner James E. Brown, seeking approval for a side yard setback of 3 feet, at Tax Parcel 0908A-01-001.006, 12594 Oak Forest Drive, Zoned R-1-15 (Single-family), Ward 6

Variance 2312ZB148, by agent Residential Designs, seeking approval for a 19-foot and 8 inch setback for a second-frontage, at Tax Parcel 0909P-01-019.000, 11562 Otto Ave, Zoned R-1-7.5 (Single-family), Ward 4

Variance 2312ZB149, by agent Addison Riemann, seeking approval of a wall sign not facing the public right of way, at Tax Parcel 0809K-02-002.001, Zoned B-4 (Highway Business), Ward 3

Variance 2312ZB151, by agent Terry Moran and Associates, PLLC, is seeking approval for a 35-foot front yard setback, at Tax Parcels 0809L-01-005.000, 0809L-01-005.001, Old Hwy 49, Zoned B-4 (Highway Business), Ward 1

This the 17th day of November 2023
A. Leslie North, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0149693
Dec 6 2023

STATE OF MISSISSIPPI COUNTY OF HARRISON

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

1 insertion(s) published on:
12/06/23

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

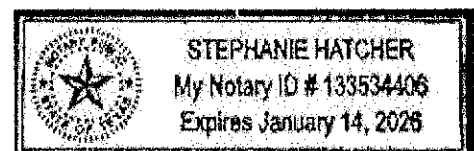
Stefani Beard

Sworn to and subscribed before me this 6th day of
December in the year of 2023

Stephanie Hatcher

Notary Public

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



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



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	512761	Print Legal Ad-IPL01565010 - IPL0156501	210200	\$69.40	1	69 L

Attention: Matilda Welch
GULFPORT URBAN DEVELOPMENT
PO BOX 1780
GULFPORT, MS 39502

accountspayable@gulfport-ms.gov

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, February 15, 2024 in the Council Chambers of the Gulfport City Hall located at 2309 15 th 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 24 th Avenue.

Variance 2312ZB137, by agent J.R. Walsh, seeking approval for an additional accessory structure, at Tax Parcel 0811G-06-011.000, 1511 18th Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Variance 2312ZB138, by agent J.R. Walsh, seeking approval for a 90 inch (7.5 feet) tall stone wall, at Tax Parcel 0811G-06-011.000, 1511 18th Ave, Zoned T4+ (General Urban Zone & "Plus"), Ward 2

Variance 2402ZB009, by agent Orin Robinson, seeking approval for additional wall signage on west and east side elevations, Tax Parcel 0809B-02-002.000, 14370 Seaway Rd, Zoned I-2 (Heavy Industry), Ward 5

Variance 2402ZB012, by agent Steven Carney, seeking approval for wall sign on north elevation, Tax Parcel 1010D-01-008.004, 8813 Lorraine Rd, Zoned R-B (Residence-Business), Ward 4

Special Exception 2402SE013, by owner Riaan LLC, seeking approval for liquor store use, Tax Parcel 1008M-01-007.000, 11268 Lorraine Rd, Zoned B-2 (General Business), Ward 6

Variance 2402ZB016, by agent Geoffrey J. Kneasal, seeking approval for 8-foot fence, Tax Parcel 1010C-01-001.046, 10879 Channelside Dr., Zoned R-2 (Single-family), Ward 5

This the 22nd day of January 2024

A. Leslie North, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0156501
Jan 31 2024

STATE OF MISSISSIPPI COUNTY OF HARRISON

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

1 insertion(s) published on:
01/31/24

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

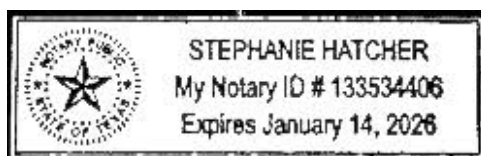
Stefani Beard

Sworn to and subscribed before me this 6th day of February in the year of 2024

Stephanie Hatcher

Notary Public

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



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

MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: February 15, 2024

Re: Variance 2312ZB138:(Deferred to February meeting)

Variance 2312ZB138, by agent J.R. Walsh, seeking approval for a 90 inch (7.5 feet) tall stone wall, at Tax Parcel 0811G-06-011.000, 1511 18th Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2312ZB138

Hearing Date: February 15, 2024

Current Zoning/Use: T4+ / Residential Structures

Legal: Variance 2312ZB138, by agent J.R. Walsh, seeking approval for a 90 inch (7.5 feet) tall stone wall, at Tax Parcel 0811G-06-011.000, 1511 18th Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

TECHNICAL DETAILS

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

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

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

Technical Report

VARIANCE

The applicant requests a variance to install a 7.5 foot wall facing the street on the property.

- (a) The applicant states since their property is an assemblage of two parcels, they wish to have more than one accessory structure on the property. However, the applicant's statements do not pertain to this request.
- (b) Applicant does not address this section. The applicant's actions do directly result in these special conditions as they are wanting to the wall to rest over the 6 feet maximum for a wall.
- (c) Applicant states that the property does not suffer any hardship.
- (d) Applicant does not adequately address the question. Upon inspection, little to no properties in that area had any fence, wall, or hedge resting above the 6 feet maximum.
- (e) Applicant states that the requested variance is not excessive and not outside the scope of reasonability. Upon staff review, the proposed wall will not go against any other of the established ordinances pertaining to walls.
- (f) This property is zoned T4+ and a wall is allowed by right.

EXECUTIVE SUMMARY

No legitimate hardships were provided by the applicant in the written request. City ordinance requires 6 hardship conditions to be met in order to justify a height variance of a wall. Applicant is asking for a 7.5 foot wall as a way to screen their property from the public right of way. The proposed wall does not go against any of the established ordinances for walls however, no other observable property in that area has a fence, wall, or hedge that goes above the 6 foot maximum.

Any approval should consider these conditions:

- 1. Must meet all current building codes and City of Gulfport Ordinances.
- 2. Approval allows for a 7.5 foot wall
- 3. Must meet 160 mph windload ult.
- 4. Must not block view of traffic.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. 12/01/2023.

Public Works: No conditions. Memo dated 11/30/2023.

Traffic and Safety: No conditions. Memo dated 11/20/2023.

Building Code Services: Must meet all current building codes and City of Gulfport Ordinances. Must meet 160 mph windload ult. Must not block view of traffic. 11/20/2023.

GIS: No conditions. Memo dated 11/21/2023.

Police Department: No comment as 12/01/2023.

Technical Report

VARIANCE

Fire Department: No conditions. Memo dated 11/20/2023.

City Arborist: No conditions. Memo dated 11/27/2023.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department



Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2312ZB138

Hearing Date: December 21, 2023

Current Zoning/Use: T4+ / Single Family

Legal: Variance 2312ZB138, by agent J.R. Walsh, seeking approval for a 90 inch (7.5 feet) tall stone wall, at Tax Parcel 0811G-06-011.000, 1511 18th Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

TECHNICAL DETAILS

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

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

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

Technical Report

VARIANCE

The applicant requests a variance to install a 7.5 foot wall facing the street on the property.

- (a) The applicant states since their property is an assemblage of two parcels, they wish to have more than one accessory structure on the property. However, the applicant's statements do not pertain to this request.
- (b) Applicant does not address this section. The applicant's actions do directly result in these special conditions as they are wanting to the wall to rest over the 6 feet maximum for a wall.
- (c) Applicant states that the property does not suffer any hardship.
- (d) Applicant does not adequately address the question. Upon inspection, little to no properties in that area had any fence, wall, or hedge resting above the 6 feet maximum.
- (e) Applicant states that the requested variance is not excessive and not outside the scope of reasonability. Upon staff review, the proposed wall will not go against any other of the established ordinances pertaining to walls.
- (f) This property is zoned T4+ and a wall is allowed by right.

EXECUTIVE SUMMARY

No legitimate hardships were provided by the applicant in the written request. City ordinance requires 6 hardship conditions to be met in order to justify a height variance of a wall. Applicant is asking for a 7.5 foot wall as a way to screen their property from the public right of way. The proposed wall does not go against any of the established ordinances for walls however, no other observable property in that area has a fence, wall, or hedge that goes above the 6 foot maximum.

Any approval should consider these conditions:

- 1. Must meet all current building codes and City of Gulfport Ordinances.
- 2. Approval allows for a 7.5 foot wall
- 3. Must meet 160 mph windload ult.
- 4. Must not block view of traffic.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. 12/01/2023.

Public Works: No conditions. Memo dated 11/30/2023.

Traffic and Safety: No conditions. Memo dated 11/20/2023.

Building Code Services: Must meet all current building codes and City of Gulfport Ordinances. Must meet 160 mph windload ult. Must not block view of traffic. 11/20/2023.

GIS: No conditions. Memo dated 11/21/2023.

Police Department: No comment as 12/01/2023.

Technical Report

VARIANCE

Fire Department: No conditions. Memo dated 11/20/2023.

City Arborist: No conditions. Memo dated 11/27/2023.

DIRECTOR APPROVAL

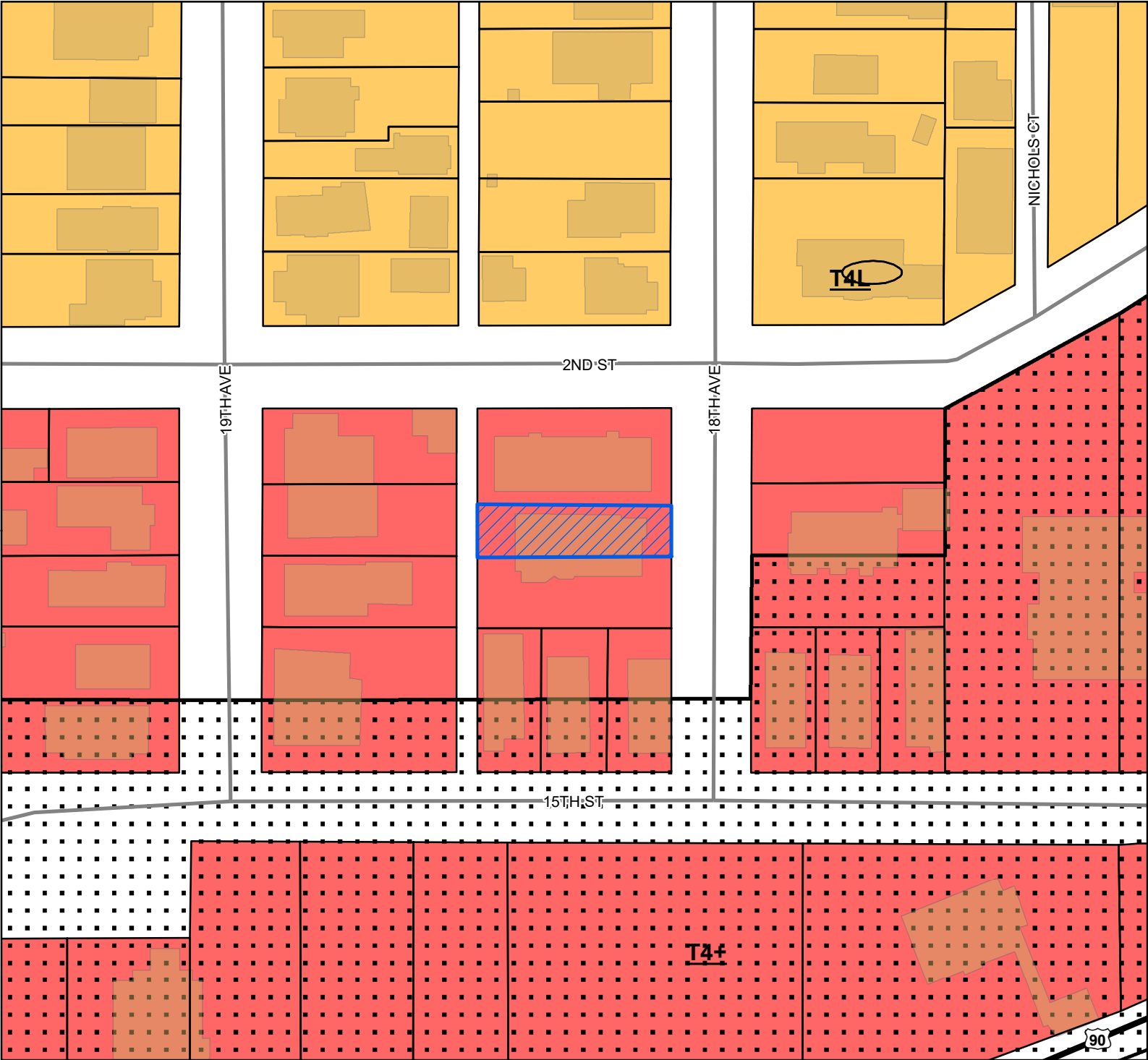
This report has been reviewed and approved by:

 _____

Greg Holmes

Director of Urban Development Department





 Site

 US or State Highway

 Street

 Parcels

 Buildings

Smart Code

 T4+

 T4L

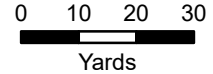
Site Information

0811G-06-011.000

Zoning: T4+ (General Urban Zone "Plus")

Size: 5228 sqft

Flood: X



1 inch = 100 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.

OWNER:

J.J. HARRIS
 Printed Name of Owner
1511 18th Ave
 Mailing Address
GPT MS
 City State Zip Code
228-596-8821
 Home Phone Work/Cell Phone
JJ @ PM1 Biloxi . com
 Email

 Signature of Owner

AGENT:

J.R. Walsh
 Printed Name of Agent
700 W. Railroad St.
 Mailing Address
LB MS 39560
 City State Zip Code
317-509-1333
 Home Phone Work/Cell Phone
JR @ JR WALSH . com
 Email
jrw@jrw.com
 Signature of Agent

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. We can only accept applications with original signatures.

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) J.J. HARRIS
 Address (Street, City, State, Zip Code) 1511 18th Ave GPT
 Phone (Home) 228-596-8821 (Work) _____ (Cell) _____
 Tax Parcel Number(s) Owned: _____
 Signature: _____

Name of Owner (PRINT) _____
 Address (Street, City, State, Zip Code) _____
 Phone (Home) _____ (Work) _____ (Cell) _____
 Tax Parcel Number(s) Owned: _____
 Signature: _____

Name of Owner (PRINT) _____
 Address (Street, City, State, Zip Code) _____
 Phone (Home) _____ (Work) _____ (Cell) _____
 Tax Parcel Number(s) Owned: _____
 Signature: _____

IMPORTANT NOTICE:

1. Please be advised that failure to submit a complete application, with all supporting documents, could **delay your hearing date**. The Zoning Board will not consider a request until all information is submitted and accurate.
2. Please be advised that the application deadline dates posted are designed to allow the staff time to review the application and receive required comments from coordinating agencies. The application is not considered complete until all required information from the applicant is available for review by the staff and coordinating agencies.
3. **The following supplement pages are required per application type. Select one of the following:**
 - ☐ Appeal of Planning Administrator (see page 4)
 - ☐ Excessive Height (see page 5)
 - ☐ Fence Variance (see page 6)
 - ☐ Special Exception (see page 7)
 - ☒ Variance (See page 8)
4. All _____ will need to be **initialed by applicant** with required documentation before application can be accepted.

Submission Requirements:

-  **Page one of this application**, completed and signed.
-  **Site plan**. Please note that approval of your request, in part, is based on your **11" by 17"** site plan.
 - The property lines and dimensions have been provided on the drawing.
 - All buildings and structures located on the property have been identified.
 - All dimensions of buildings and structures have been noted on the site plan.
 - All distances from the property lines to all the buildings and structures have been identified and noted on the site plan.
 - Street names have been provided which abut the property.
 - Traffic flow, parking and driveways have been identified.
 - If required buffer strips have been identified
 - Other pertinent information as needed to pictorially demonstrate the proposed development/use.
-  **Proof of ownership** (Copy of deed i.e., Warranty Deed or Quitclaim Deed)
-  If applicable, notarized proof of **authority to act as agent** for owner (board resolution, etc.) (see page 9)

The City of Gulfport Planning Division Staff will notify, by letter, property owners adjacent to the requested action identified in this application using the Land Roll database from the County Tax Office. If you would like to have additional persons or property owners notified, please provide a list of **additional persons to be notified**.
-  An **affidavit** stating the request is not in violation of restrictive or protective covenants. (See page 10)
-  **Cash or check** payable to the City of Gulfport in the amount of **\$75.00**
-  I the owner/agent acknowledge this is a complete application



DESIGNATION OF AGENT

I, J. J. HARRIS being property owner of 1511 18th Ave
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize J. R. WALSH to act as
PRINT NAME
my representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning
Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

[Signature]
SIGNATURE

10/25/2023
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 25TH day of OCT, 20 23

Jasmin Seferovic
NOTARY PUBLIC



3/20/2027
COMMISSION EXPIRATION



COVENANT AFFIDAVIT

I, J. R. WALSH being property owner or agent of the property 1511 18TH AVE
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application, hereby state that this variance request is not in violation of any
restrictive or protective covenants.

J. R. WALSH
SIGNATURE

10.25.23
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 25TH day of Oct, 20 23

Jasmin Seferovic
NOTARY PUBLIC



3/20/2027
COMMISSION EXPIRATION

VARIANCE SUBMISSIONS



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

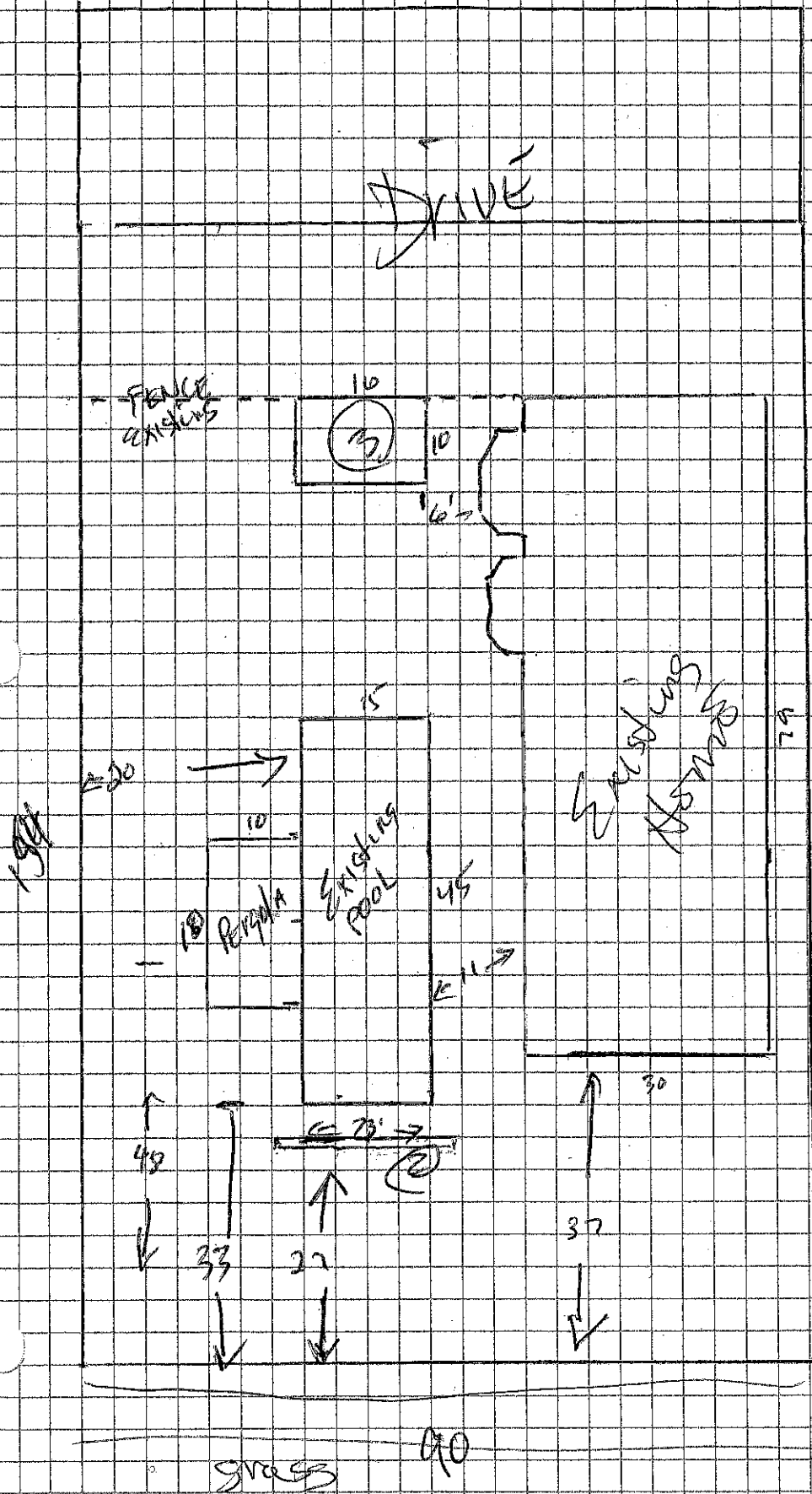
1. Demonstrate that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district. (i.e., What is special about your property that you need to request a variance?)
2. Demonstrate that the special conditions and circumstances do not result from the actions of the applicant. (i.e., Show that you did not cause the need for the variance.)
3. Demonstrate that an unnecessary hardship is created by the physical character of the property and is peculiar and unusual to such an extent that it is evidence that amendment of the zoning ordinance does not offer a reasonable solution. (i.e., Explain what your hardship is and why the property cannot comply with the zoning ordinance. Further, explain why this hardship is not commonly found on other properties?)
4. Demonstrate how the literal interpretation of the provisions of the zoning ordinance would deprive the applicant of rights commonly enjoyed by properties in the same district under the terms of the zoning ordinance. (i.e., Explain how the request meets the right of reasonable economic return and/or the right to reasonable development of your property which might generally be expected in your district.)
5. Demonstrate that the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district, other than to permit the applicant to use their property in a manner as nearly equivalent to uses generally permitted in the district considering the conditions and circumstances involved and hardship. (i.e., Will you receive any special benefit that others who follow the Zoning Ordinance cannot receive?)
6. State whether the use proposed is permissible by right, with planning approval or by special exception with respect to uses of land or structures.

1. 1511 18th street is an assemblage of two parcels. For the neighborhood, the square footage of the combined parcel is greater than the majority of my neighbors. We ask for this board to vie this opportunity as we do for an enhancement of our property that benefits the local neighborhood, livability, and enjoyment of the greater 2nd street and downtown area.
 2. NA
 3. The property does not suffer hardship. As stated in number 1, the property is a uniquely large parcel for the neighborhood. The addition of multiple structures does not have negative impacts on the greenspace requirements dictated by local code.
 4. Homes in the district with similarly sized parcels often have swimming pools and those, reasonably, also have additional outbuildings including pool houses, pergolas, and or outdoor kitchens.
 5. We feel that our variance request is not excessive and not outside of the scope of reasonability in regards to other homes in the area of similar size and acreage, of which there are many.
 6. My interpretation of the ordinance is that the request is by right with planning approval and would in no way require special exception.
-

RE: 90" tall "SCREEN"

- WE ARE REQUESTING A HEIGHT VARIANCE FROM 48" TO 90" FOR A "VISUAL SCREENING BARRIER" BETWEEN THE POOL AND 18TH AVE. THE "SCREEN" WILL BE DECORATIVE IN NATURE, LOOKING MORE LIKE "ARTWORK" COVERED IN PLANTS THAN A WALL

- ① Proposed Pergola ~~10'x18'~~ 8' HEIGHT (10'x18')
- ② Proposed Stone wall Screen 90" HEIGHT (25'x1')
- ③ Proposed OUTDOOR KITCHEN/BAR/BBQ/Storage 16'x10' ~~11'~~ 11' HEIGHT



151
18th
Ave

① Proposed Pergola

- 4 posts, open SIDED, typically open rafter structure

② Proposed Stone Wall Screen

- built of cinder blocks, PAINTED DECORATIVELY,
- PRIMARY NEED IS TO block visibility of pool from 18th AVE

③ Proposed outdoor Kitchen/bath

- Frame Construction.
- HARD Siding to Match house
- PAINT TO MATCH HOUSE
- ROOF TO MATCH HOUSE

* primary use: for pool bath, outdoor Kitchen + storage



J1 - GULFPORT DISTRICT
Instrument 2022-0007144-D-J1
Filed/Recorded 03/29/2022 4:25:01 PM
Total Fees 26.00
2 Pages Recorded

Indexing: S 10' Lot 3 & Lots 4,5,6, Blk 18, McAlpin Addn
Now known as Parcels E & F

STATE OF MISSISSIPPI

COUNTY OF HARRISON

FIRST JUDICIAL DISTRICT

Prepared by and return to:
David B. Estes
MS Bar No. 101404
Integrity Land Title, LLC
1806 23rd Avenue, Suite A
Gulfport, MS 39501
(228)896-8962
File# 3822

WARRANTY DEED

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

JENNIFER DAVI, A SINGLE PERSON
2082 BEACH BLVD
GULFPORT MS 39507
(228) 224-5337

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

JOHN M. HARRIS, JR. AND WIFE, SERRE HARRIS
AS TENANTS BY THE ENTIRETY WITH FULL RIGHTS OF SURVIVORSHIP
1511 18TH AVE
GULFPORT MS 39501
(228) 596-8821

the following described land, together with all improvements thereon, located in the First

Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit:

THE SOUTH 10' OF LOT 3, ALL OF LOTS 4, 5 AND 6, BLOCK 18, MCALPIN
ADDITION TO THE CITY OF 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 7 (Copy Book 1
at Page 29).

NOW KNOWN AS Parcel E and Parcel F by survey of Larry R. Smith, dated 2/3/12 and
recorded as Instrument No. 2012-3555-D-J1 in the office of the Chancery Clerk of the
First Judicial District of Harrison County, Mississippi and further described as:

PARCEL E:

Commencing at the intersection of the west margin of 18th Avenue with the north margin of 15th Street, thence N 00 degrees 08' 05" East along the west margin of 18th Avenue a distance of 104.4 feet to the POINT OF BEGINNING; thence N 89 degrees 41' 55" West a distance of 139.0 feet; thence N 00 degrees 02' 09" East a distance of 48.77 feet; thence S 89 degrees 46' 58" East a distance of 139.0 feet to the west margin of 18th Avenue; thence S 00 degrees 02' 21" West along said west margin a distance of 48.98 feet to the POINT OF BEGINNING.

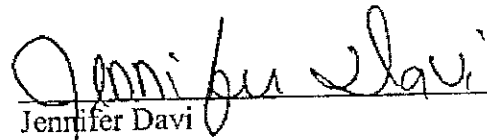
PARCEL F:

Commencing at the intersection of the west margin of 18th Avenue with the north margin of 15th Street; thence N 00 degrees 08' 05" E along the west margin of 18th Avenue a distance of 153.38 feet to the POINT OF BEGINNING; thence N 89 degrees 46' 58" W a distance of 139.0 feet; thence N 00 degrees 02' 09" E a distance of 39.51 feet; thence S 89 degrees 46' 41" E a distance of 139.0 feet to the west margin of 18th Avenue; thence S 00 degrees 02' 21" W along said west margin a distance of 39.63 feet to the POINT OF BEGINNING.

THIS CONVEYANCE is subject to any and all easements, restrictive or protective covenants, rights-of-way, zoning ordinances and reservations affecting said property of record.

TAXES for the year 2022 are hereby prorated and the same are hereby assumed by the Grantee herein. It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and that when said taxes are actually determined, if the proration as of this date is incorrect, the parties herein agree to pay on a basis of an actual proration. All subsequent years' taxes are specifically assumed by Grantee herein.

EXECUTED on this the 25th day of March 2022.


Jennifer Davi

STATE OF MISSISSIPPI

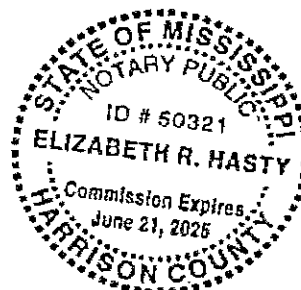
COUNTY OF HARRISON

Personally, appeared before me, the undersigned authority in and for the said county and state on this the 25th day of March, 2022, within my jurisdiction, the within named Jennifer Davi, who acknowledged that she executed and delivered the above and foregoing instrument.


NOTARY PUBLIC

(SEAL)

My Commission Expires:

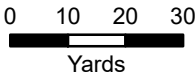


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			JOHN M HARRIS (OWNER)	1511 18TH AVE	GULFPORT	MS	39501
			J. R. WALSH (AGENT)	700 W. RAILROAD ST	LONG BEACH	MS	39560
			Adjacent Property Owners (2312ZB138)				
	32723	0811G-06-010.000	MARCEL PROPERTIES LLC	1808 2ND STREET	GULFPORT	MS	39501
	32720	0811G-03-051.000	ALMANETT LLC	10211 SOUTH PARK DR	GULFPORT	MS	39503
	32703	0811G-06-009.000	MARCEL JEANNE A DUHE & HENRY	1808 2ND ST	GULFPORT	MS	39501
	32730	0811G-06-017.000	YOSTE CHRISTIE L & HARRY M JR	1514 19TH AVE	GULFPORT	MS	39501
	32704	0811G-06-019.000	HALDERMAN DIANNE	1824 2ND ST	GULFPORT	MS	39503
	32731	0811G-06-018.000	MILES CLAIBORNE E	15010 SWAN LAKE BLVD	GULFPORT	MS	39503
	32725	0811G-06-012.000	BLANNER JOSEPH C & JESSICA L	3181 HWY FF	EUREKA	MO	63025
	32724	0811G-06-011.000	HARRIS JOHN M JR & SERRE	1511 18TH AVE	GULFPORT	MS	39501
	140336	0811G-06-013.001	BENNETT ELIZABETH A	1802 15TH STREET	GULFPORT	MS	39501
	32726	0811G-06-013.000	HARRIS JOHN MICHAEL JR & SERRE	1808 15TH ST	GULFPORT	MS	39501
	141450	0811G-03-053.002	MORRIS JUDE A & SHALECE	1732 15TH ST	GULFPORT	MS	39501
	32722	0811G-03-053.000	KATHMANN BRETT S	1740 15TH ST	GULFPORT	MS	39501
	141449	0811G-03-053.001	BROOKS JAYSSON TREVOR & BRITTANY E	1818 E NORTHSIDE DR	JACKSON	MS	39211
	32721	0811G-03-052.000	ALMANETT LLC	P O BOX 6216	GULFPORT	MS	39506
	32727	0811G-06-014.000	ALBRIGHT RUSSELL E JR -TRUSTEE-	25 CECIL TAYLOR RD	LAUREL	MS	39443
	32729	0811G-06-016.000	CLELAND WILLIAM H & GYANNE C	1510 19TH AVE	GULFPORT	MS	39501
	32719	0811G-03-026.000	DUHE' DAVID NOLAN & CHRISTEN HARTLE	1600 18TH AVE	GULFPORT	MS	39501



Legend

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



1 inch = 100 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 2312ZB138, by agent J.R. Walsh, seeking approval for a 90 inch (7.5 feet) tall stone wall, at Tax Parcel 0811G-06-011.000, 1511 18th Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

To Applicants and Adjacent Property Owners:

The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, December 21, 2023**, 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 21, 2023**. 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.



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	492382	Print Legal Ad-IPL01489320 - IPL0148932	210200 DecZB	\$76.30	1	67 L

Attention: Matilda Welch
GULFPORT URBAN DEVELOPMENT
PO BOX 1780
GULFPORT, MS 39502

accountspayable@gulfport-ms.gov

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, December 21, 2023 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 23122B136, by owners Antonio and Fatima Boyd, seeking approval for a 20-foot front yard setback on all frontages, at Tax Parcel 0711L-01-069.000, 17th Street, Zoned R-1-7.5 (Single-family), Ward 1

Variance 23122B137, by agent J.R. Walsh, seeking approval for an additional accessory structure, at Tax Parcel 0811G-06-011.000, 1511 18th Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Variance 23122B138, by agent J.R. Walsh, seeking approval for a 90 inch (7.5 feet) tall stone wall, at Tax Parcel 0811G-06-011.000, 1511 18th Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Variance 23122B139, by agent Munn Enterprises, Inc., seeking approval for a wall sign not facing a dedicated right of way, at Tax Parcel 1009E-02-002.001, 10213 Lorraine Rd, Zoned I-1 (Light Industry), Ward 5

Variance 23122B145, by owner James E. Brown, seeking approval for a side yard setback of 3 feet, at Tax Parcel 0908A-01-001.006, 12694 Oak Forest Drive, Zoned R-1-15 (Single-family), Ward 6

Variance 23122B148, by agent Residential Designs, seeking approval for a 19-foot and 8 inch setback for a second-frontage, at Tax Parcel 0909P-01-019.000, 11562 Otto Ave, Zoned R-1-7.5 (Single-family), Ward 4

Variance 23122B149, by agent Addison Riemann, seeking approval of a wall sign not facing the public right of way, at Tax Parcel 0809K-02-002.001, Zoned B-4 (Highway Business), Ward 3

This the 17th day of November 2023
A. Leslie North, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0148932
Dec 6 2023

STATE OF MISSISSIPPI COUNTY OF HARRISON

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

1 insertion(s) published on:
12/06/23

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

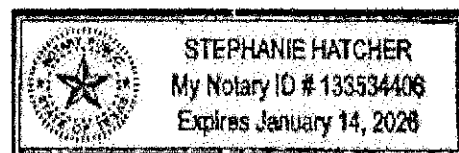
Stefani Beard

Sworn to and subscribed before me this 6th day of December in the year of 2023

Stephanie Hatcher

Notary Public

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



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



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	494405	Print Legal Ad-IPL01496930 - IPL0149693		\$81.10	1	74 L

Attention: Matilda Welch
GULFPORT URBAN DEVELOPMENT
PO BOX 1780
GULFPORT, MS 39502

accountspayable@gulfport-ms.gov

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, December 21, 2023 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 2312ZB136, by owners Antonio and Fatima Boyd, seeking approval for a 20-foot front yard setback on all frontages, at Tax Parcel 0711L-01-089.000, 17th Street, Zoned R-1-7.5 (Single-family), Ward 1

Variance 2312ZB137, by agent J.R. Walsh, seeking approval for an additional accessory structure, at Tax Parcel 0811G-06-011.000, 1511 18th Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Variance 2312ZB138, by agent J.R. Walsh, seeking approval for a 80 inch (7.5 feet) tall stone wall, at Tax Parcel 0811G-06-011.000, 1511 18th Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Variance 2312ZB139, by agent Munn Enterprises, Inc., seeking approval for a wall sign not facing a dedicated right of way, at Tax Parcel 1009E-02-002.001, 10213 Lorraine Rd, Zoned I-1 (Light Industry), Ward 5

Variance 2312ZB145, by owner James E. Brown, seeking approval for a side yard setback of 3 feet, at Tax Parcel 0908A-01-001.006, 12594 Oak Forest Drive, Zoned R-1-15 (Single-family), Ward 6

Variance 2312ZB148, by agent Residential Designs, seeking approval for a 19-foot and 8 inch setback for a second-frontage, at Tax Parcel 0909P-01-019.000, 11562 Otto Ave, Zoned R-1-7.5 (Single-family), Ward 4

Variance 2312ZB149, by agent Addison Riemann, seeking approval of a wall sign not facing the public right of way, at Tax Parcel 0809K-02-002.001, Zoned B-4 (Highway Business), Ward 3

Variance 2312ZB151, by agent Terry Moran and Associates, PLLC, is seeking approval for a 35-foot front yard setback, at Tax Parcels 0809L-01-005.000, 0809L-01-005.001, Old Hwy 49, Zoned B-4 (Highway Business), Ward 1

This the 17th day of November 2023
A. Leslie North, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0149693
Dec 6 2023

STATE OF MISSISSIPPI COUNTY OF HARRISON

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

1 insertion(s) published on:
12/06/23

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

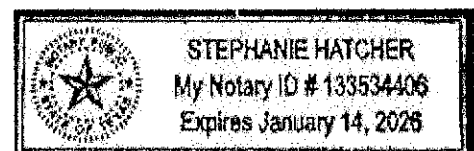
Stefani Beard

Sworn to and subscribed before me this 6th day of December in the year of 2023

Stephanie Hatcher

Notary Public

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



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



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	512761	Print Legal Ad-IPL01565010 - IPL0156501	210200	\$69.40	1	69 L

Attention: Matilda Welch
GULFPORT URBAN DEVELOPMENT
PO BOX 1780
GULFPORT, MS 39502

accountspayable@gulfport-ms.gov

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, February 15, 2024 in the Council Chambers of the Gulfport City Hall located at 2309 15 th 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 24 th Avenue.

Variance 2312ZB137, by agent J.R. Walsh, seeking approval for an additional accessory structure, at Tax Parcel 0811G-06-011.000, 1511 18th Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Variance 2312ZB138, by agent J.R. Walsh, seeking approval for a 90 inch (7.5 feet) tall stone wall, at Tax Parcel 0811G-06-011.000, 1511 18th Ave, Zoned T4+ (General Urban Zone & "Plus"), Ward 2

Variance 2402ZB009, by agent Orin Robinson, seeking approval for additional wall signage on west and east side elevations, Tax Parcel 0809B-02-002.000, 14370 Seaway Rd, Zoned I-2 (Heavy Industry), Ward 5

Variance 2402ZB012, by agent Steven Carney, seeking approval for wall sign on north elevation, Tax Parcel 1010D-01-008.004, 8813 Lorraine Rd, Zoned R-B (Residence-Business), Ward 4

Special Exception 2402SE013, by owner Riaan LLC, seeking approval for liquor store use, Tax Parcel 1008M-01-007.000, 11268 Lorraine Rd, Zoned B-2 (General Business), Ward 6

Variance 2402ZB016, by agent Geoffrey J. Kneasal, seeking approval for 8-foot fence, Tax Parcel 1010C-01-001.046, 10879 Channelside Dr., Zoned R-2 (Single-family), Ward 5

This the 22nd day of January 2024

A. Leslie North, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0156501
Jan 31 2024

STATE OF MISSISSIPPI COUNTY OF HARRISON

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

1 insertion(s) published on:
01/31/24

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

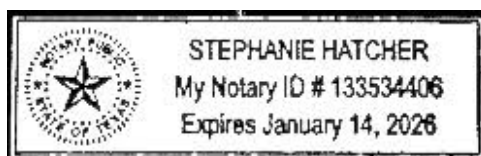
Stefani Beard

Sworn to and subscribed before me this 6th day of February in the year of 2024

Stephanie Hatcher

Notary Public

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



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

MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: February 15, 2024

Re: Variance 2402ZB009:

Variance 2402ZB009, by agent Orin Robinson, seeking approval for additional wall signage on west and east side elevations, Tax Parcel 0809B-02-002.000, 14370 Seaway Rd, Zoned I-2 (Heavy Industry), Ward 5

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2402ZB009

Hearing Date: February 15, 2024

Current Zoning/Use: I-2 / Commercial Structures

Legal: Variance 2402ZB009, by agent Orin Robinson, seeking approval for additional wall signage on west and east side elevations, Tax Parcel 0809B-02-002.000, 14370 Seaway Rd, Zoned I-2 (Heavy Industry), Ward 5

TECHNICAL DETAILS

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

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

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

Technical Report

VARIANCE

The applicant requests a variance to place additional wall signs in an effort to be seen from both directions of Interstate I-10. The applicants' responses to the hardship questions are stated below:

- (a) The applicant addressed this question by stating Kenworth Truck a Company Paccar, and Cummins all have signage that we are required to have on the exterior of all dealerships. We are not in compliance with our dealer agreements until we have those signs on display. The main entrance to the business along with the entrance for the "Express Lane" is on the west side of the building. That side of the building isn't big enough to fit all required signage. The location of the building could be considered as having created a special condition.
- (b) In the application, the applicant explains the dealer agreement calls for additional signage. The special conditions are "they are required to display signage to satisfy our dealer agreement." Which is a circumstance created by the applicant.
- (c) Applicant addressed the hardship question in this way. "With signs visible from Seaway Road only, truck and trailer access points would not be visible from certain angles. Furthermore, we need a sign with our business name at the main entrance and an Express Lane sign over that entrance in order to direct patrons into the correct location in the building." A hardship was not been shown by this statement. An ordinance change is needed, as it would be more appropriate in this circumstance.
- (d) The applicant seems to feel as if they will be deprived their rights commonly enjoyed by other properties in the area. They state, in order to be visible from all directions to freight haulers bringing materials and goods into the City of Gulfport, as required er our Kenworth dealer agreement, we require two Kenworth signs on separate sides of the building. We do not satisfy our requirements without this and would be penalized by Kenworth Truck Company, Paccar, and Cummins, up to termination of our dealer agreements. This would force us to relocate our facility to another area that would allow us to comply our dealer agreement.
- (e) The ordinance requires the Zoning Board of Adjustment and Appeals to approve additional signs to be placed anywhere other than the front façade of the building; to include, that it should face the main thoroughfare. In an effort to use their property in the same manner that is equivalent to uses generally permitted in the same district. The applicants believe they will not receive any special privilege from this variance.
- (f) This property is zoned I-2, a business and signage are permitted uses.

EXECUTIVE SUMMARY

The applicant requests a variance to place wall signs on the East and West elevations of their structure. A true hardship has not been shown in the answers provided by the applicant. The applicant believes placing signs on the East and West elevations will allow oncoming traffic to locate their business in both directions. The front of the business faces Seaway Road and the rear of the business faces I-10. Approval of the variance to add additional wall signs would not disrupt the harmony of the other structures in the surrounding area.

Any approval should consider these conditions:

1. Approval allows for additional wall sign, where only one sign is allowed to face the frontage road.

Technical Report

VARIANCE

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 01/31/2024.

Public Works: No conditions. Memo dated 01/31/2024.

Traffic and Safety: No conditions. Memo dated 01/24/2024.

Building Code Services: No conditions. Memo dated 01/25/2024.

GIS: No conditions. Memo dated 01/23/2024.

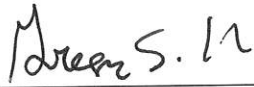
Police Department: No comment as of 02/05/2024.

Fire Department: No conditions. Memo dated 01/24/2024.

City Arborist: No conditions. Memo dated 01/22/2024.

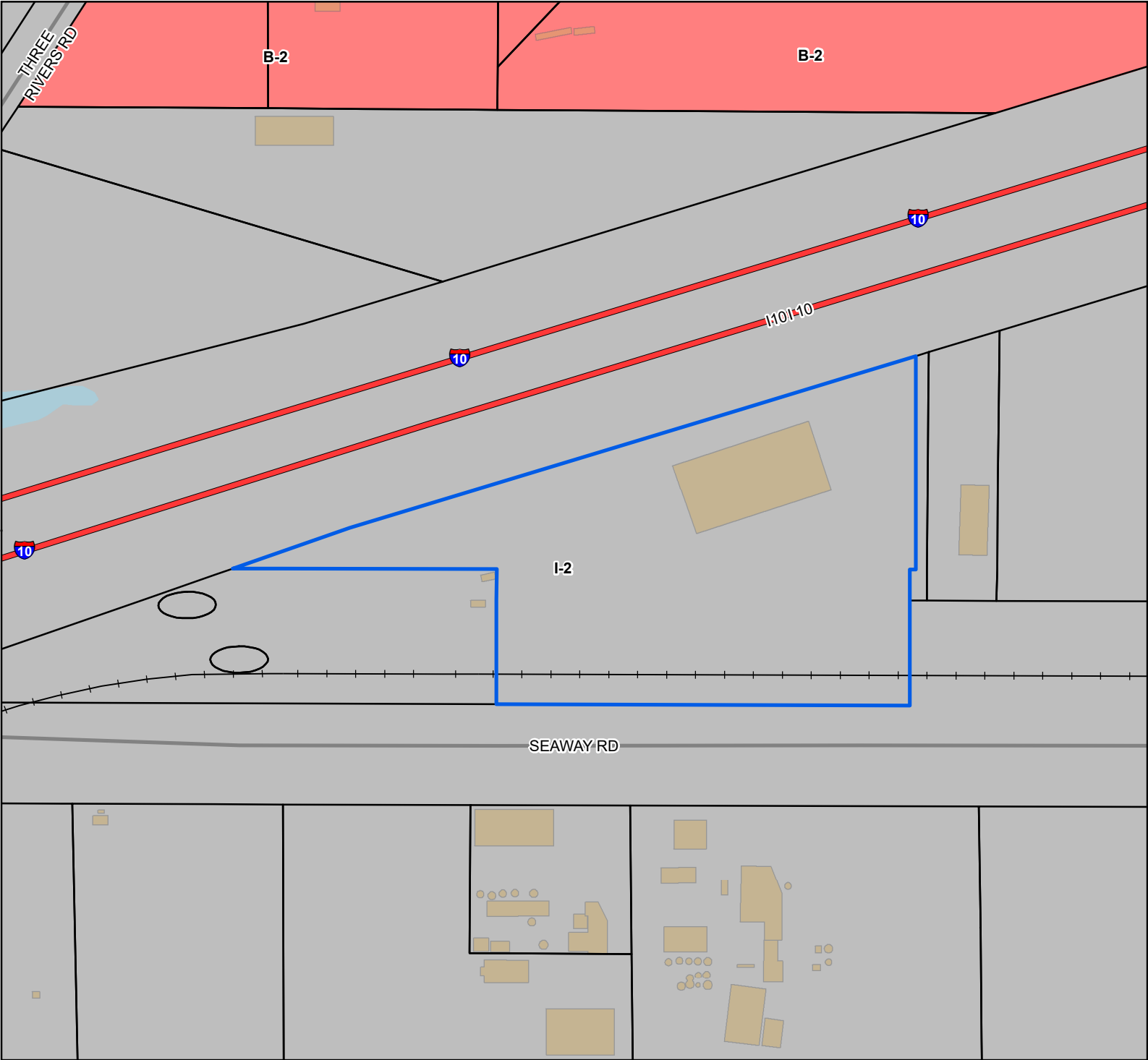
DIRECTOR APPROVAL

This report has been reviewed and approved by:



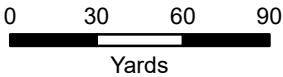
Greg Holmes
Director of Urban Development Department





- Interstate Highway
 - Street
 - Railroad
 - Parcels
 - Buildings
 - Water Features
- Zoning**
- B-2 - General Business District
 - I-2 - Heavy Industry District

Site Information
 0809B-02-002.000
 Zoning: I-2 (Heavy Industry District)
 Size: 6.5 AC
 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.

OWNER:

Will Bruser

Printed Name of Owner

2220 Finley Blvd.

Mailing Address

Birmingham

AL

35234

City

State

Zip Code

205-326-6170

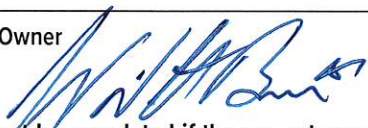
Home Phone

Work/Cell Phone

will@truckworx.com; leah@truckworx.com

Email

Signature of Owner

**AGENT:**

Orin Robinson, Victor Sign Company

Printed Name of Agent

5000 Whitworth Rd.

Mailing Address

Mobile

AL

36619

City

State

Zip Code

251-653-7143

Home Phone

Work/Cell Phone

orin@victorsigns.com

Email

Signature of Agent



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. We can only accept applications with original signatures.

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

Name of Owner (PRINT) _____

Address (Street, City, State, Zip Code) _____

Phone (Home) _____ (Work) _____ (Cell) _____

Tax Parcel Number(s) Owned: _____

Signature: _____

Name of Owner (PRINT) _____

Address (Street, City, State, Zip Code) _____

Phone (Home) _____ (Work) _____ (Cell) _____

Tax Parcel Number(s) Owned: _____

Signature: _____

Name of Owner (PRINT) _____

Address (Street, City, State, Zip Code) _____

Phone (Home) _____ (Work) _____ (Cell) _____

Tax Parcel Number(s) Owned: _____

Signature: _____



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name

WHM Properties - Gulfport, LLC

Name Type

Legal

Business Information

Business Type:

Limited Liability Company

Business ID:

1354380

Status:

Good Standing

Effective Date:

08/19/2022

State of Incorporation:

AL

Principal Office Address:

2220 Finley Boulevard
Birmingham, AL 35234

Registered Agent

Name

Kenworth of Mississippi, Inc.
330 Leggett Drive
Richland, MS 39218

Officers & Directors

Name

William H. Bruser IV
2220 Finley Boulevard
Birmingham, AL 35234

Title

Manager

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

Kenworth Truck Company, Paccar, and Cummins all have signage that we are required to have on the exterior of all dealerships. These are:

- **PremierCare Express Lane adjacent to ExpressLane**
- **Cummins sign minimum 4x4**
- **Paccar MX sign minimum 9x3**
- **Kenworth signs- visible from all adjacent roadways**
- **PacLease sign minimum 4x4**

We are not in compliance with our dealer agreements until we have those signs on display. The main entrance to the business along with the entrance for the "ExpressLane" is on the west side of the building. That side of the building isn't big enough to fit all required signage.

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

We are required to display signage to satisfy our dealer agreements.

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

With signs visible from Seaway Road only, truck and trailer access points would not be visible from certain angles. Furthermore, we need a sign with our business name at the main entrance and an ExpressLane sign over that entrance in order to direct patrons into the correct location in the building.

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

In order to be visible from all directions to freight haulers bringing materials and goods into the City of Gulfport, as required per our Kenworth dealer agreement, we require two Kenworth signs on separate sides of the building. We do not satisfy our dealer requirements without this signage and would be penalized by Kenworth Truck Company, Paccar, and Cummins, up to termination of our dealer agreements. This would force us to relocate our facility to another area that would allow us to comply with our dealer agreement.

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

We will not receive any special privilege from this variance.

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. **Special Exception**



DESIGNATION OF AGENT

I, Will Bruser being property owner of 14370 Seaway Rd.
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Orin Robinson, Victor Sign Company to act as
PRINT NAME
my representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

Will Bruser
SIGNATURE

11/06/2023
DATE

Alabama

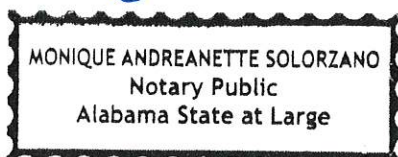
Shelby

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 6th day of November, 20 23

Monique A Solorzano
NOTARY PUBLIC

June 30, 2024
COMMISSION EXPIRATION





COVENANT AFFIDAVIT

I, Will Bruser being property owner or agent of the property 14370 Seaway Rd.
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

[Signature]
SIGNATURE

11/06/2023
DATE

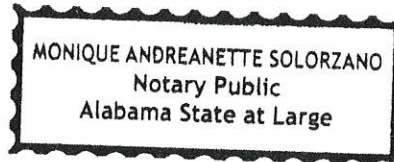
Alabama

Shelby

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 6th day of November, 20 23

[Signature]
NOTARY PUBLIC



June 30, 2024
COMMISSION EXPIRATION



WEST



**TRUCKWORX
KENWORTH**

6' x 10'

**PremierCare
ExpressLane**

3' x 9'

100' Building Length



6' x 10'

3' x 9'

100' Building Length

16' Building Height at corner



16' Building Height at corner

EAST



5'8" x 34'

100' Building Length



5'8" x 34'

 **KENWORTH**

 Loves 

100' Building Length

22' Building Height at corner



22' Building Height at corner

THIS INSTRUMENT PREPARED BY:

Jeffrey L. Ingram, Esq.
INGRAM, KALUPA & BUTLER, P.C.
203 Kenimer Avenue
Suite 100
Trussville, AL 35173
(205) 870-0663
Mississippi Bar No. 100947



1st JUDICIAL DISTRICT
INSTRUMENT 2023-0000088-D-J1
FILED/RECORDED 1/3/2023 2:16:01 PM
TOTAL FEES \$26.00
4 PAGES RECORDED

INDEXING INSTRUCTION:

9.05 Acres +/- SE ¼ of SW ¼ of NW ¼ of Section 15, Township 7 South, Range 11
West Harrison County, Mississippi

NAME, ADDRESS AND PHONE NUMBER OF GRANTOR:

Trebig Seaway Properties, LLC
43 Farnham Place
Metairie, LA 70005
Business Phone No.: (504) 782-6098

NAME, ADDRESS AND PHONE NUMBER OF GRANTEE:

WHM Properties – Gulfport, LLC
2220 Finley Boulevard
Birmingham, AL 35234
Residence Phone No.: N/A
Business Phone No.: (205) 326-6170

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Million Four Hundred Thousand and NO/100 DOLLARS (\$2,400,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Trebig Seaway Properties, LLC, Grantor, does hereby convey and warrant SPECIALLY to WHM Properties – Gulfport, LLC, Grantee, the property described on Exhibit A attached hereto and situated in Harrison County, Mississippi, to-wit:

This conveyance is made subject to, and there is excepted from the warranty hereof, the following:

1. Any and all prior reservations or conveyances of oil, gas and other minerals in, on or under the subject property;
2. Taxes and assessments for the year 2023 and subsequent years and not yet due and payable.
3. Easement recorded in Book 459 at Page 462.
4. Easement recorded in Book 392 at Page 79.
5. Subject to the rights of tenant Lamar Companies, a month to month sign lease for PPIN 117732 between Lamar Companies and the Harrison County Development Commission.
6. Subject to the rights of tenant Holden Earth Moving, a month to month sign lease for PPIN 126344, between Holden Earth Moving and the Harrison County Development Commissions.
7. Seller reserves a utility easement 20 feet in width for water line installation and maintenance inside of the existing easement recorded in Book 459 at Page 462, for a water line servicing 14336 Seaway Road.

Ad valorem taxes for the current year have been prorated between Grantor and Grantee on an estimated basis. When said taxes are actually determined, if the proration as of this date is incorrect, then Grantor agrees to pay Grantee any additional amounts due, and Grantee agrees to pay Grantor any amounts overpaid. Grantee assumes and agrees to pay ad valorem taxes for the current year and all subsequent years.

IN WITNESS WHEREOF, this instrument has been executed on this the 27th day of December, 2023.

Trebig Seaway Properties, LLC

By: E J Gibert, III, its Manager

By: [Signature]
E. J. Gibert, III, Manager

STATE OF North Carolina

COUNTY OF Haywood

2022 (35)
Personally appeared before me, the undersigned authority in and for the said county and state, on this 27th day of December, 2023; within my jurisdiction, the within named E J GIBERT, III, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed in the above and foregoing instrument and acknowledged that he executed the same in his representative capacity, and that by his signature on the instrument, and as the act and deed of the person or entity upon behalf of which he acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

[Signature]
NOTARY PUBLIC

My Commission Expires:

5/9/2026

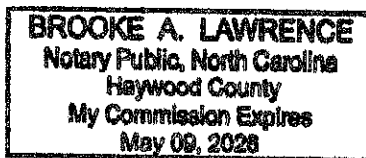


EXHIBIT A

A PARCEL OF LAND SITUATED AND BEING LOCATED IN THE SOUTH ½ OF THE NW ¼ AND THE NORTH ½ OF THE SW ¼ OF SECTION 15, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

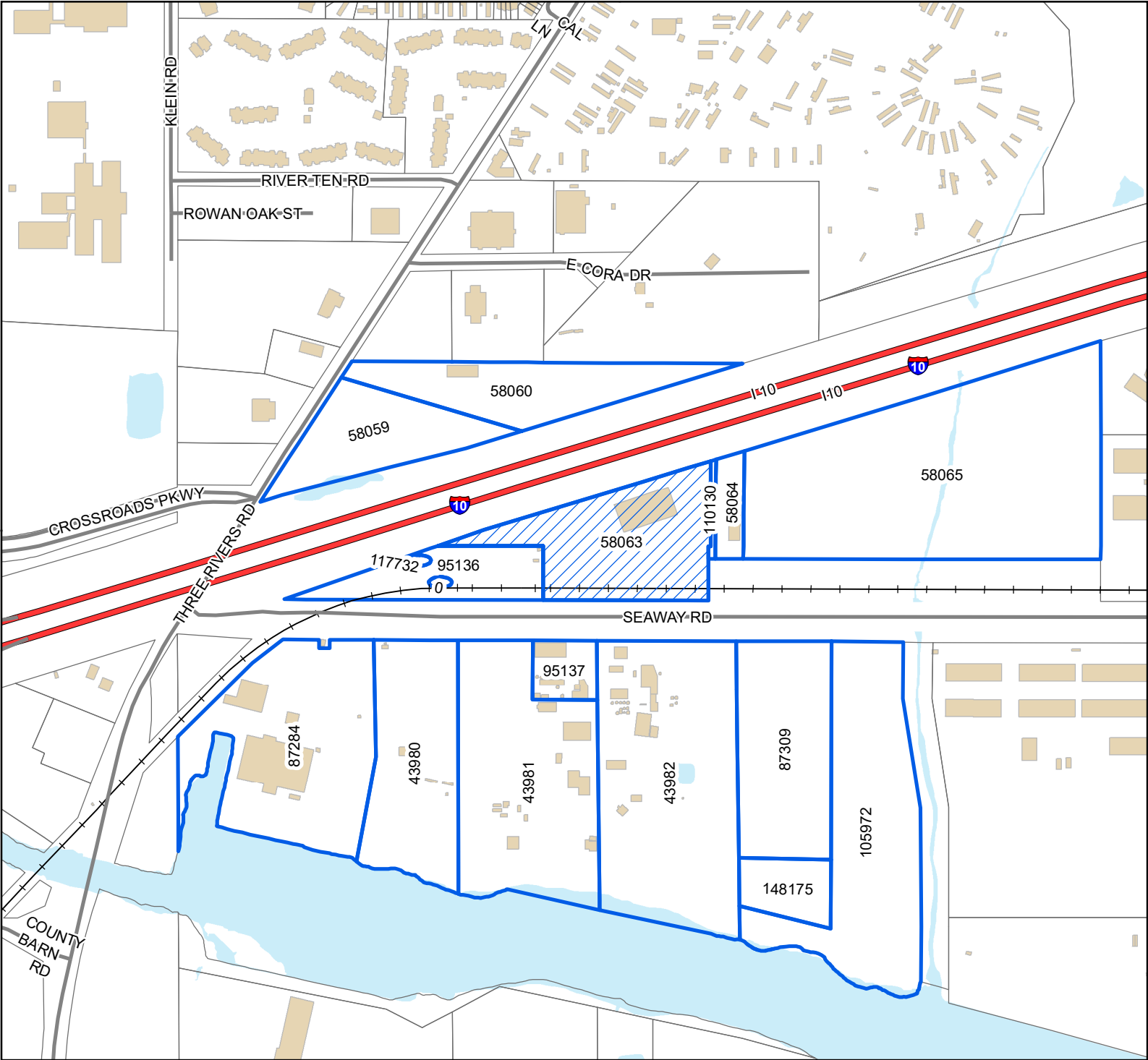
COMMENCING AT A 1/2" REBAR SET AT THE SOUTHEAST CORNER OF THE SW ¼ OF THE NW ¼ OF SAID SECTION 15; THENCE S 00° 01' 17" W 150.04 FEET TO A CAPPED 1/2" REBAR FOUND ON THE NORTH RIGHT-OF-WAY OF SEAWAY ROAD; BEING THE POINT OF BEGINNING; AND THENCE N 89°45'04" W 913.75 FEET ALONG SAID NORTH RIGHT-OF-WAY OF SEAWAY ROAD TO A MDOT CONCRETE MONUMENT FOUND ON THE SOUTH RIGHT-OF-WAY OF U.S. INTERSTATE 10; THENCE ALONG SAID SOUTH RIGHT-OF-WAY OF U.S. INTERSTATE 10 THE FOLLOWING THREE COURSES:

N 71°19'05" E 168.07 FEET TO A CAPPED 1/2" REBAR SET; THENCE N 69°35'21" E 500.90 FEET TO A CAPPED 1/2" REBAR SET; THENCE N 73°01'22" E 920.17 FEET TO A CAPPED 1/2" REBAR FOUND; THENCE S 00°01'41" E 501.18 FEET TO A CAPPED 1/2" REBAR FOUND ON THE NORTH RIGHT-OF-WAY OF SEAWAY ROAD; THENCE

N 89°59'59" W 595.24 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 9.05 ACRES, MORE OR LESS.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0809B-02-002.000	WILL BRUSER(OWNER)	2220 FINLEY BLVD	BIRMINGHAM	AL	35234
			ORIN ROBINSON, VICTOR SIGN COMPANY (AGENT)	5000 WHITWORTH RD	MOBILE	AL	36619
			Adjacent Property Owners (2402ZB009)				
87309		0809G-01-007.000	NECAISE BROTHERS CONSTRUC -LESSEE-	21040 COASTAL PKWY	GULFPORT	MS	39503
58064		0809B-02-003.000	TREBIG SEAWAY PROPERTIES LLC	43 FARNHAM PLACE	METAIRIE	LA	70005
117732		0809G-01-008.001	LAMAR COMPANIES -LESSEE-	PO BOX 66338	BATON ROGUE	LA	70896
43981		0809G-01-005.000	WILLIAMS RECYCLING LLC	P O BOX 565	SAUCIER	MS	39574
95137		0809G-01-005.001	SUNBELT CHEMICALS INC	P O BOX 860665	SHAWNEE	KS	66286
58063		0809B-02-002.000	WHM PROPERTIES - GULFPORT LLC	2220 FINLEY BLVD	BIRMINGHAM	AL	35234
43980		0809G-01-004.000	LAND SHAPER INC	P O BOX 995	GULFPORT	MS	39502
58060		0809B-01-006.000	THREE RIVERS ROAD LLC	4712 WOODLAND AVE	METAIRIE	LA	70002
58059		0809B-01-009.000	HILLSIDE BAPTIST CHURCH	12178 HWY 49	GULFPORT	MS	39503
58065		0809A-02-008.000	HARRISON CO	P O DRAWER CC	GULFPORT	MS	39502
87284		0809G-01-003.000	H & D HOLDINGS LLC	10356 SHORECREST ROAD	BILOXI	MS	39532
43982		0809G-01-006.000	PLASTIFAX INC	P O BOX 2216	GULFPORT	MS	39505
105972		0809G-01-007.001	HARRISON CO DEV COMM	PO BOX 1870	GULFPORT	MS	39502
148175		0809G-01-007.002	KRAUSE CONSTRUCTION LLC -LESSEE-	10377 RIVIERE VUE DR	BILOXI	MS	39532



Legend

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

0 80 160 240
Yards

1 inch = 500 feet



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

RE: Variance 2402ZB009, by agent Orin Robinson, seeking approval for additional wall signage on west and east side elevations, Tax Parcel 0809B-02-002.000, 14370 Seaway Rd, Zoned I-2 (Heavy Industry), 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, February 15, 2024**, 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, February 15, 2024**. 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.



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	512761	Print Legal Ad-IPL01565010 - IPL0156501	210200	\$69.40	1	69 L

Attention: Matilda Welch
GULFPORT URBAN DEVELOPMENT
PO BOX 1780
GULFPORT, MS 39502

accountspayable@gulfport-ms.gov

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, February 15, 2024 in the Council Chambers of the Gulfport City Hall located at 2309 15 th 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 24 th Avenue.

Variance 2312ZB137, by agent J.R. Walsh, seeking approval for an additional accessory structure, at Tax Parcel 0811G-06-011.000, 1511 18th Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Variance 2312ZB138, by agent J.R. Walsh, seeking approval for a 90 inch (7.5 feet) tall stone wall, at Tax Parcel 0811G-06-011.000, 1511 18th Ave, Zoned T4+ (General Urban Zone & "Plus"), Ward 2

Variance 2402ZB009, by agent Orin Robinson, seeking approval for additional wall signage on west and east side elevations, Tax Parcel 0809B-02-002.000, 14370 Seaway Rd, Zoned I-2 (Heavy Industry), Ward 5

Variance 2402ZB012, by agent Steven Carney, seeking approval for wall sign on north elevation, Tax Parcel 1010D-01-008.004, 8813 Lorraine Rd, Zoned R-B (Residence-Business), Ward 4

Special Exception 2402SE013, by owner Riaan LLC, seeking approval for liquor store use, Tax Parcel 1008M-01-007.000, 11268 Lorraine Rd, Zoned B-2 (General Business), Ward 6

Variance 2402ZB016, by agent Geoffrey J. Kneasal, seeking approval for 8-foot fence, Tax Parcel 1010C-01-001.046, 10879 Channelside Dr., Zoned R-2 (Single-family), Ward 5

This the 22nd day of January 2024

A. Leslie North, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0156501
Jan 31 2024

STATE OF MISSISSIPPI COUNTY OF HARRISON

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

1 insertion(s) published on:
01/31/24

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

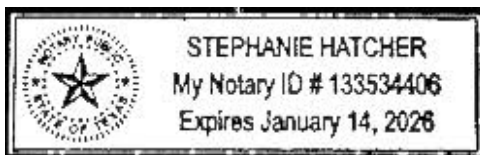
Stefani Beard

Sworn to and subscribed before me this 6th day of February in the year of 2024

Stephanie Hatcher

Notary Public

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



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

MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: February 15, 2024

Re: Variance 2402ZB012:

Variance 2402ZB012, by agent Steven Carney, seeking approval for wall sign on north elevation, Tax Parcel 1010D-01-008.004, 8813 Lorraine Rd, Zoned R-B (Residence-Business), Ward 4

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2402ZB012

Hearing Date: February 15, 2024

Current Zoning/Use: R-B / Restaurant

Legal: Variance 2402ZB012, by agent Steven Carney, seeking approval for wall sign on north elevation, Tax Parcel 1010D-01-008.004, 8813 Lorraine Rd, Zoned R-B (Residence-Business), Ward 4

TECHNICAL DETAILS

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

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

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

Technical Report

VARIANCE

The applicant requests a variance to place a wall sign on the front of an existing restaurant building. However, the restaurant building already has a roof sign on top of its roof facing the south that provides visibility to the north bound facing traffic. The City of Gulfport Sign Ordinances states "one (1) wall or fascia sign shall be permitted for each occupancy within a developed parcel. Such sign shall not exceed a total area of three (3) square feet of copy area for each linear foot building occupancy. If such occupancy is on a corner, one (1) wall sign will be permitted for each frontage. If the building includes a canopy, each tenant will be permitted one (1) under-canopy sign."

- (a) Applicant claims that "visibility of the north facing side of the restaurant is obscured to south bound traffic due to the property's elevation and the highway bridge over pass."
- (b) Applicant does not address this question. The applicant states, they are leasing this restaurant location and the previous restaurant failed in part due to low customer volume.
- (c) The hardship is visibility for customers driving from north towards the south on Lorraine Rd. The existing sign on the roof is installed on the complete opposite side and not visible to south bound traffic at all. "The restaurant needs signage on the north facing side of the restaurant as there is none. The only other option is a tall pylon sign which is cost prohibitive", per the applicant. The new building sign will give an extremely needed visual identification sign for the south bound traffic. Beyond it being the choice of the applicant to purchase the restaurant at this location; thus, this hardship condition is not met. The applicant knew the physical character of the property prior to buying it.
- (d) The applicant suggests that, their restaurant "requires additional visibility for their business to remain viable." The lot being below a bridge does create a visibility issue to the restaurant building. Therefore, creating a hardship with a need for a second wall sign.
- (e) If approved, this sign would add value to the business which will help the business grow and develop. The applicant is requesting permission from the City of Gulfport to have attractive signage as enjoyed by neighboring businesses and restaurants and to remain in harmony with current and future developments. The applicant does not address whether or not they will be allowed special privileges. The approval of this variance will grant special privileges that any other neighborhood business requesting a second wall sign does not have by right. Granting this variance would provide special privileges and set a precedence in that only one property does not comply with ordinance in regards to a second wall sign.
- (f) This property is zoned R-B, and a business/restaurant and signage are permitted uses.

EXECUTIVE SUMMARY

The applicant requests a variance to place a second wall sign on an existing restaurant building. The sign is to be placed on the North facing side of the restaurant for oncoming traffic to see. The second sign will face the frontage along Lorraine Rd. The approval of this variance will grant special privileges that any other neighborhood business requesting a second wall sign does not have by right. Granting this variance would provide special privileges and set a precedence in that only one property does not comply with ordinance in regards to a second wall sign.

Technical Report

VARIANCE

Any approval should consider these conditions:

1. Approval allows for a second wall sign, where only one sign is allowed to face the frontage road.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 1/31/2024.

Public Works: No conditions. Memo dated 1/31/2024.

Traffic and Safety: No conditions. Memo dated 1/24/2024.

Building Code Services: No conditions. Memo dated 1/25/2024.

GIS: No conditions. Memo dated 1/23/2024.

Police Department: No comment as of 2/1/2024.

Fire Department: No conditions. Memo dated 1/24/2024.

City Arborist: No conditions. Memo dated 1/22/2024.

DIRECTOR APPROVAL

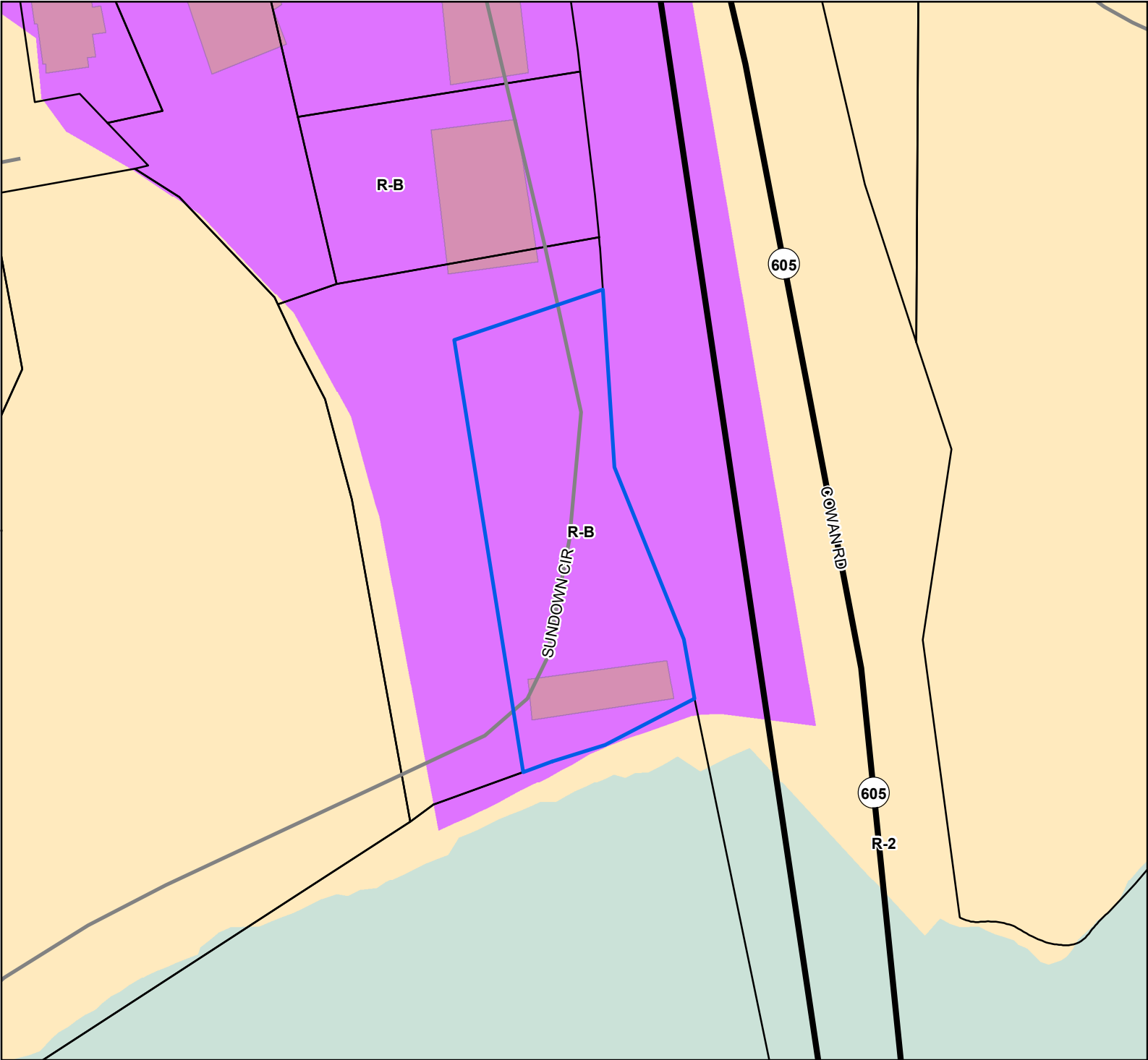
This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department

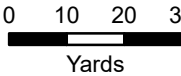




- US or State Highway
- Street
- Parcels
- Buildings
- Water Features

- Zoning**
- R-2 - Single Family Residence District (Medium Density)
 - R-B - Residence-Business District

Site Information
1010D-01-008.004
Zoning: R-B (Residence-Business)
Size: 35351.87 sqft
Flood: AE



1 inch = 100 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.

OWNER:

Kelly Spinner
 Printed Name of Owner

440 Green Teal Ct
 Mailing Address

Biloxi MS 39531
 City State Zip Code

561.350.8328
 Home Phone Work/Cell Phone

Kelspin@aol.com
 Email

Kelly Spinner
 Signature of Owner

AGENT:

STEVEN CARNEY
 Printed Name of Agent

10625 OAK ST.
 Mailing Address

OCALA SPRINGS MS 39565
 City State Zip Code

228-861-1460
 Home Phone Work/Cell Phone

CARNEY ADVERTISING & GMAIL.COM
 Email

STEVEN CARNEY
 Signature of Agent

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. We can only accept applications with original signatures.

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) Kelly Spinner

Address (Street, City, State, Zip Code) 440 Green Teal Ct, Biloxi, MS 39531

Phone (Home) _____ (Work) _____ (Cell) 561.350.8328

Tax Parcel Number(s) Owned: _____

Signature: Kelly Spinner

Name of Owner (PRINT) _____

Address (Street, City, State, Zip Code) _____

Phone (Home) _____ (Work) _____ (Cell) _____

Tax Parcel Number(s) Owned: _____

Signature: _____

Name of Owner (PRINT) _____

Address (Street, City, State, Zip Code) _____

Phone (Home) _____ (Work) _____ (Cell) _____

Tax Parcel Number(s) Owned: _____

Signature: _____



Designation of Agent

Kelspin Holdings, LLC by Kelly

Spinner, Manager

I, _____, being property owner of 8813 Lorraine Rd. Gulfport, MS 39507

PRINT NAME

which is the subject of this application hereby authorize Steven Carney _____ to act as my

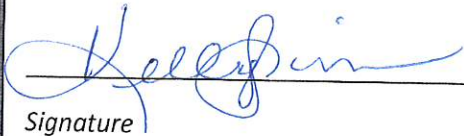
PRIMARY ADDRESS OR PARCEL

PRINT NAME

representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

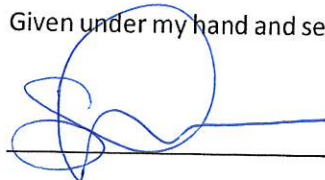

Signature

11/27/2023

Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 27 day of November, 2023



Notary Public



Jan 15, 2025

Commission Expiration



Covenant Affidavit

Kelspin Holdings, LLC by
I, Kelly Spinner, Manager, being owner or agent of the property 8813 Lorraine Road
Gulfport, MS 39503
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

[Signature]
Signature

11/27/2023
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 27 day of November, 20 23

[Signature]
Notary Public



Jan 15, 2025
Commission Expiration





Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
Kelspin Holdings, LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1199852
Status:	Good Standing
Effective Date:	01/28/2020
State of Incorporation:	Mississippi
Principal Office Address:	440 Green Teal Court Biloxi, MS 39531

Registered Agent

Name
Kelly Spinner 440 Green Teal Ct Biloxi, MS 39531

Officers & Directors

Name	Title
Kelly Spinner 440 Green Teal Ct Biloxi, MS 39531	Manager

Variance Submissions



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

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

Visibility of the north facing side of the restaurant is obscured to south bound traffic due to the property's elevation and the highway bridge over pass.

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.)

The applicant is leasing this restaurant location. The previous restaurant (Marina Cantina) failed in part due to low customer volume.

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

The restaurant needs signage on the north facing side of the restaurant as there is none. The only other option is a tall pylon sign which is cost prohibitive. The City of Gulfport building officials previously expressed their preference for a wall sign instead of a pole sign.

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

The applicant requires additional visibility for their business for it to remain viable.

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

The applicant is requesting permission from the City of Gulfport to have attractive signage as enjoyed by neighboring businesses and restaurants and to remain in harmony with current and future developments.

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.

This site was previously approved and developed for restaurant use.

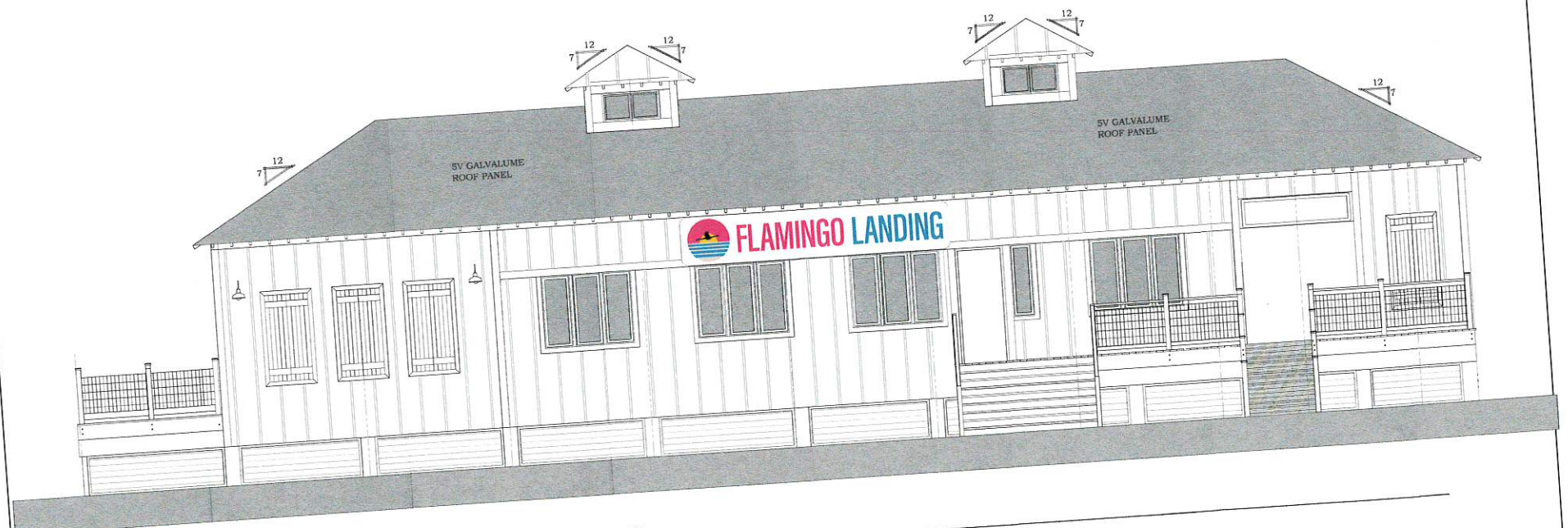
Total Area 70 Sq. Ft.

20'-0"

3'-6"



FLAMINGO LANDING



FRONT ELEVATION

SCALE: 3/16" = 1'-0"

Total Area 70 Sq. Ft.





1st Judicial District
Instrument 2020 11752 D - J1
Filed/Recorded 9/10/2020 11:21 A
Total Fees \$ 26.00
3 Pages Recorded

Prepared By and Return To:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8550
File #192364

Index as follows:
Part of the SE 1/4 of the NE 1/4, Section 30
T7S, R10W, Harrison County, 1st JD, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

QUITCLAIM DEED

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

SPINNER REAL ESTATE HOLDINGS, LLC
A Mississippi Limited Liability Company
440 GREEN TEAL COURT
BILOXI, MS 39531
(954) 662-3500

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

KELSPIN HOLDINGS, LLC
A Mississippi Limited Liability Company
440 GREEN TEAL COURT
BILOXI, MS 39531
(561) 350-8328

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

Attached hereto as Exhibit "A"

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

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

WITNESS THE SIGNATURES of the Grantors on this the 3rd day of September, 2020.

SPINNER REAL ESTATE HOLDINGS, LLC

BY: IVAN M. SPINNER, Manager/Member

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named **IVAN M. SPINNER**, who acknowledged to me that he is the **Manager/Member** of **SPINNER REAL ESTATE HOLDINGS, LLC, A Mississippi Limited Liability Company**, who acknowledged that he signed and delivered the above and foregoing instrument of writing on the day and year therein mentioned, for and on behalf of said company, having been duly authorized so to do.

WITNESS my signature and official seal of office on this the 3rd day of September, 2020.

Celeste Paige
NOTARY PUBLIC



My Commission Expires:

EXHIBIT A
LEGAL DESCRIPTION

A parcel of land situated in the Southeast Quarter of the Northwest Quarter (SE 1/4 of the NW 1/4) of Section 30, Township 7 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows:

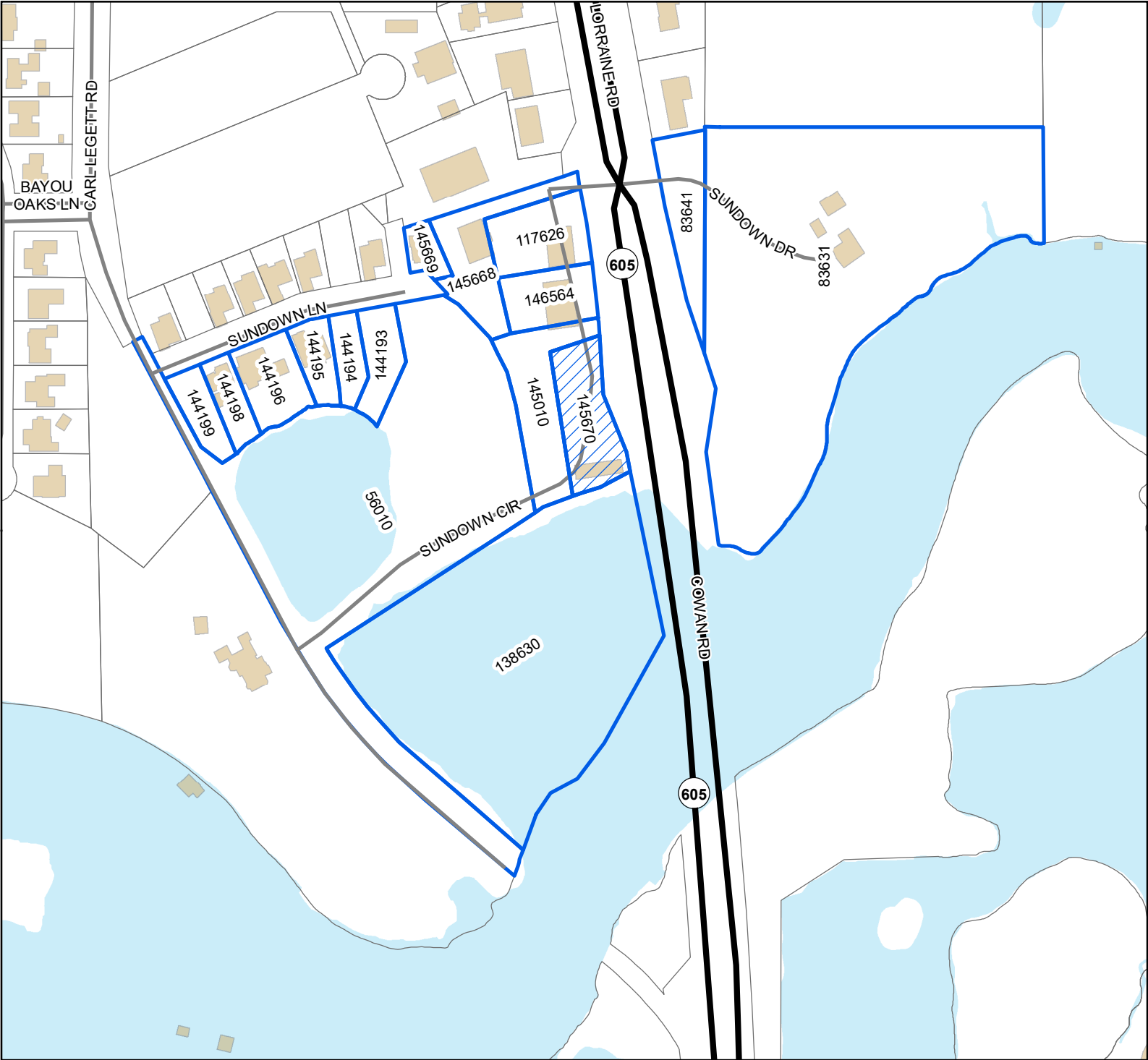
Commencing at a concrete Right-of-Way marker found on the West margin of Cowan-Lorraine Road, said marker being 262.08 feet West and 7.93 feet South of an iron pipe found at the original Southeast Corner of the Floral Hills Memorial Cemetery, said marker having the following State Plane Coordinates (MS East Zone, NAD83 in feet) North 330838.92, East 922924.85; thence along said West margin of Cowan-Lorraine Road, South 10 degrees 25 minutes 49 seconds East 35.00 feet; thence further along said West margin, South 10 degrees 25 minutes 49 seconds East 77.68 feet to a concrete Right-of-Way marker found; thence further along said West margin, South 07 degrees 42 minutes 07 seconds East 70.80 feet to an iron rod found; thence further along said West margin, South 08 degrees 40 minutes 16 seconds East 70.99 feet to an iron rod found; thence further along said West margin, South 06 degrees 42 minutes 52 seconds East 65.96 feet to a concrete Right-of-Way marker found; thence further along said West margin, South 04 degrees 24 minutes 14 seconds East 36.08 feet to the Point of Beginning; thence further along said West margin, South 04 degrees 24 minutes 14 seconds East 127.48 feet to a concrete Right-of-Way marker found; thence further along said West margin, South 22 degrees 25 minutes 54 seconds East 133.74 feet to a concrete Right-of-Way marker found; thence further along said West margin, South 09 degrees 06 minutes 53 seconds East 42.88 feet to the North margin of an artificial lake of Bayou Bernard; thence along said North margin, South 62 degrees 47 minutes 35 seconds West 71.55 feet; thence further along said North margin, South 70 degrees 18 minutes 36 seconds West 63.74 feet; thence North 09 degrees 08 minutes 57 seconds West 315.85 feet; thence North 71 degrees 33 minutes 41 seconds East 112.00 feet to the Point of Beginning, containing 35,502.47 square feet or 0815 acre, more or less.

AND ALSO and subject to the following non-exclusive perpetual Easement, described as follows:

Being subject to a 25 feet wide ingress and egress and utility easement across the East 25 feet of herein described property situated in the Southeast Quarter of the Northwest Quarter (SE 1/4 of the NW 1/4) of Section 30, Township 7 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a concrete Right-of-Way marker found on the West margin of Cowan-Lorraine Road, said marker being 262.08 feet West and 7.93 feet South of an iron pipe found at the original Southeast Corner of the Floral Hills Memorial Cemetery, said marker having the following State Plane Coordinates (MS East Zone, NAD83 in Feet) North 330838.92, East 922924.85; thence along said West margin of Cowan-Lorraine Road, South 10 degrees 25 minutes 49 seconds East 35.00 feet to the Point of Beginning; thence further along said West margin, South 10 degrees 25 minutes 49 seconds East 77.68 feet to a concrete Right-of-Way marker found; thence further along said West margin, South 07 degrees 42 minutes 07 seconds East 70.80 feet to an iron rod found; thence further along said West margin South 08 degrees 40 minutes 16 seconds East 70.99 feet to an iron rod found; thence further along said West margin South 06 degrees 42 minutes 52 seconds East 65.96 feet to a concrete Right-of-Way marker found; thence further along said West margin, South 04 degrees 24 minutes 14 seconds East 36.08 feet; thence further along said West margin South 04 degrees 24 minutes 14 seconds East 22.68 feet; thence South 71 degrees 33 minutes 41 seconds West 110.10 feet; thence North 09 degrees 08 minutes 57 seconds West 22.29 feet; thence North 71 degrees 33 minutes 41 seconds East 62.20 feet; thence along a curve to the right, having a radius of 94.00 feet, an arc length of 88.10 feet and a chord bearing and distance of North 05 degrees 05 minutes 51 seconds East 84.91 feet; thence along a curve to the left, having a radius of 30.00 feet, an arc length of 21.13 feet and a chord bearing and distance of North 11 degrees 46 minutes 20 seconds East 20.69 feet; thence North 08 degrees 24 minutes 13 seconds West 173.47 feet; thence along a curve to the left, having a radius of 5.00 feet, an arc length of 7.12 feet and a chord bearing and distance of North 49 degrees 12 minutes 06 seconds West 6.53 feet; thence South 81 degrees 39 minutes 03 seconds West 46.33 feet; thence North 17 degrees 55 minutes 17 seconds West 36.51 feet; thence North 72 degrees 05 minutes 26 seconds East 82.09 feet to the Point of Beginning, containing 14,888.04 square feet.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		1010D-01-008.004	KELSPIN HOLDINGS LLC (OWNER)	440 GREEN TEAL CT	BILOXI	MS	39531
			STEVEN CARNEY (AGENT)	10625 OAK ST	OCEAN SPRINGS	MS	39565
			Adjacent Property Owners (2402ZB012)				
56010		1010D-01-007.000	9P HOLDING LLC	8927 LORRAINE RD SUITE 204-A	GULFPORT	MS	39503
83631		1010C-01-003.000	BOND MARGARET K REV TRUST	11272 SUNDOWN DR	GULFPORT	MS	39503
83641		1010D-01-008.000	ELLIS GEORGE MICHAEL	C/O MARGARET BOND	GULFPORT	MS	39503
144193		1010D-01-005.009	RILEY J KEVIN	3125 25TH AVE	GULFPORT	MS	39501
144199		1010D-01-005.015	MURRAY JOHN M	2916 CONWAY DR	BATON ROUGE	LA	70809
144198		1010D-01-005.014	HARKINS MATTHEW T & STEPHANIE	8787 SUNDOWN LANE	GULFPORT	MS	39503
144196		1010D-01-005.012	STAFFORD DONALD & DEE ANN	8775 SUNDOWN LN	GULFPORT	MS	39503
144195		1010D-01-005.011	GADDY IRA E III & SONJA D	8769 SUNDOWN LN	GULFPORT	MS	39507
145010		1010D-01-008.002	9P HOLDING LLC	P O BOX 10080	GULFPORT	MS	39505
145669		1010D-01-008.005	PUCHEU JACQUES H SR & CARA L	8927 LORRAINE RD, STE 204-A	GULFPORT	MS	39503



Legend

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

0 40 80 120
Yards

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.

RE: Variance 2402ZB012, by agent Steven Carney, seeking approval for wall sign on north elevation, Tax Parcel 1010D-01-008.004, 8813 Lorraine Rd, Zoned R-B (Residence-Business), Ward 4

To Applicants and Adjacent Property Owners:

The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, February 15, 2024**, 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, February 15, 2024**. 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.



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	512761	Print Legal Ad-IPL01565010 - IPL0156501	210200	\$69.40	1	69 L

Attention: Matilda Welch
GULFPORT URBAN DEVELOPMENT
PO BOX 1780
GULFPORT, MS 39502

accountspayable@gulfport-ms.gov

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, February 15, 2024 in the Council Chambers of the Gulfport City Hall located at 2309 15 th 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 24 th Avenue.

Variance 2312ZB137, by agent J.R. Walsh, seeking approval for an additional accessory structure, at Tax Parcel 0811G-06-011.000, 1511 18th Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Variance 2312ZB138, by agent J.R. Walsh, seeking approval for a 90 inch (7.5 feet) tall stone wall, at Tax Parcel 0811G-06-011.000, 1511 18th Ave, Zoned T4+ (General Urban Zone & "Plus"), Ward 2

Variance 2402ZB009, by agent Orin Robinson, seeking approval for additional wall signage on west and east side elevations, Tax Parcel 0809B-02-002.000, 14370 Seaway Rd, Zoned I-2 (Heavy Industry), Ward 5

Variance 2402ZB012, by agent Steven Carney, seeking approval for wall sign on north elevation, Tax Parcel 1010D-01-008.004, 8813 Lorraine Rd, Zoned R-B (Residence-Business), Ward 4

Special Exception 2402SE013, by owner Riaan LLC, seeking approval for liquor store use, Tax Parcel 1008M-01-007.000, 11268 Lorraine Rd, Zoned B-2 (General Business), Ward 6

Variance 2402ZB016, by agent Geoffrey J. Kneasal, seeking approval for 8-foot fence, Tax Parcel 1010C-01-001.046, 10879 Channelside Dr., Zoned R-2 (Single-family), Ward 5

This the 22nd day of January 2024

A. Leslie North, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0156501
Jan 31 2024

STATE OF MISSISSIPPI COUNTY OF HARRISON

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

1 insertion(s) published on:
01/31/24

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

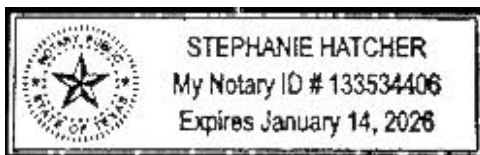
Stefani Beard

Sworn to and subscribed before me this 6th day of February in the year of 2024

Stephanie Hatcher

Notary Public

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



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

MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: February 15, 2024

Re: Special Exception 2402SE013:

Special Exception 2402SE013, by owner Riaan LLC, seeking approval for liquor store use, Tax Parcel 1008M-01-007.000, 11268 Lorraine Rd, Zoned B-2 (General Business), Ward 6

Technical Report

SPECIAL EXCEPTION

GENERAL INFORMATION

Case File Number: 2402SE013

Hearing Date: Zoning Board February 15, 2024
Planning Commission February 22, 2024

Current Zoning/Use: B-2 / Vacant lot

Legal: Special Exception, by owner Riaan LLC, seeking approval for liquor store use, Tax Parcel 1008M-01-007.000, 11268 Lorraine Rd, Zoned B-2 (General Business), Ward 6

TECHNICAL DETAILS

The applicant is requesting a Special Exception to be granted to construct a 6200-square feet liquor store at 11268 Lorraine Road. The applicant have not provided an affidavit that states the location is farther than 1,000 feet away from “any church, school, kindergarten, funeral home, day-care center, museum, or learning center, educational facility, library, night club, dance hall, or similar establishment or use as a liquor store and/or free-standing lounge which was a requirement for this use. However, Ordinance 3143 limited the distance requirement of same or similar establishments. The proposed liquor store would still be required to go through Special Exception.

EXECUTIVE SUMMARY

The applicant would like to open a liquor store at the above-mentioned location. This location is the old Capt’n Al’s property. The parking plan appears sufficient. There is sufficient room for proper ingress and egress to safely operate a liquor store at this location. The nearest business (Domino’s Pizza and swimming pool sales) is located to the south of the parcel. It does not appear that this use will adversely impact the adjacent properties.

Any approval should consider these conditions:

1. Special exception use of liquor sales must be approved by the Zoning Board and the Planning Commission.
2. Must meet all current Codes and City of Gulfport ordinances.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 01/31/2024.

Public Works: No conditions. Memo dated 01/31/2024.

Traffic and Safety: No conditions. Memo dated 01/30/2024.

Technical Report

SPECIAL EXCEPTION

Building Code Services: No conditions. Memo dated 01/25/2024.

GIS: No conditions. Memo dated 01/23/2024.

Police Department: No comment as of 01/31/2024.

Fire Department: No conditions. Memo dated 01/24/2024.

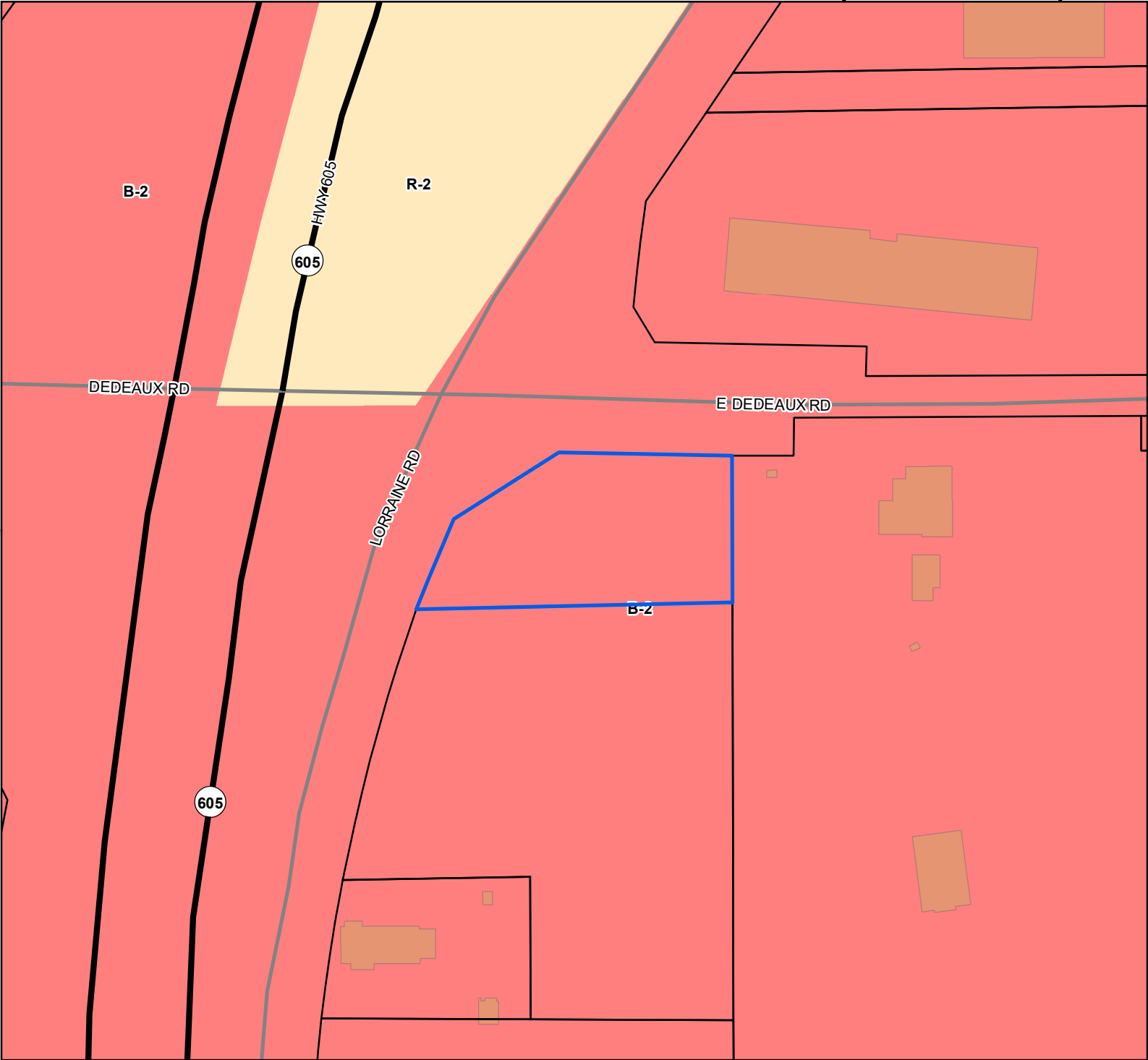
City Arborist: No conditions. Memo dated 01/22/2024.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department



US or State Highway

Street

Parcels

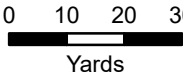
Buildings

Zoning

B-2 - General Business District

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

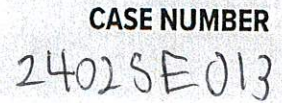
Site Information
1008M-01-007.000
Zoning: B-2 (General Business)
Size: 21017.7 sqft
Flood: X



1 inch = 100 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.



OWNER:

Ricagn LLC
 Printed Name of Owner
15326 Dedeaux Rd
 Mailing Address
Gulfport MS 39503
 City State Zip Code
228-257-9135
 Home Phone Work/Cell Phone
Prasant Patel. PR@gmail.com
 Email
PR Patel
 Signature of Owner

AGENT:

 Printed Name of Agent

 Mailing Address

 City State Zip Code

 Home Phone Work/Cell Phone

 Email

 Signature of Agent

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. We can only accept applications with original signatures.

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) Prasant Patel
 Address (Street, City, State, Zip Code) 15326 Dedeaux Rd
 Phone (Home) 228-257-9135 (Work) _____ (Cell) _____
 Tax Parcel Number(s) Owned: 1008M-01-007.000
 Signature: PR Patel

Name of Owner (PRINT) Rupal Patel
 Address (Street, City, State, Zip Code) 15326 Dedeaux Rd
 Phone (Home) 228-424-6556 (Work) _____ (Cell) _____
 Tax Parcel Number(s) Owned: 1008M-01-007.000
 Signature: Rupal Patel

Name of Owner (PRINT) _____
 Address (Street, City, State, Zip Code) _____
 Phone (Home) _____ (Work) _____ (Cell) _____
 Tax Parcel Number(s) Owned: _____
 Signature: _____



EVERY GREAT OAK STARTS AS AN ACORN

Special Exception Submission

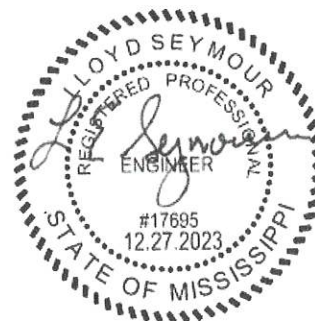
On behalf of the owner, we are requesting a Special Exception be granted to construct a new business complex at 11268 Lorraine Road. The new business complex will provide space for different types of businesses as well as a liquor store.

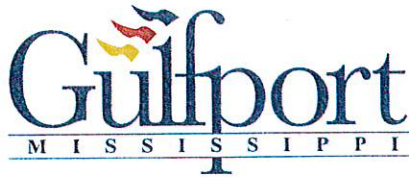
It is our professional opinion that the proposed improvements will not adversely impact the adjacent properties. Furthermore, we find the following statements to be true:

- The project will provide adequate ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
- The project will provide adequate off-street parking and loading areas where required, with particular attention to those items listed in the above bullet statement and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district.
- The project will provide adequate refuse and service area, with particular reference to the two items listed in the above bullet statements.
- Existing utilities are located on or adjacent to the property with adequate compacity for the proposed improvements.
- The project will provide screening and buffering meeting the requirements for B2 Zoning.
- Any signage for the project will meet the City of Gulfport requirements.
- The project will meet all required yard and setback requirements for B2 Zoning.
- The adjacent properties are commercial in nature and through this proposed project, the addition of similar businesses and a liquor store will not adversely affect the harmony with the general purpose and intent of the Zoning Ordinance.

This is to certify that I am a duly qualified engineer licensed to practice in the State of Mississippi and that to the best of my knowledge the statements are true and accurate.

Certifier's Name: Lloyd (Les) Seymour, PE
License Number: 17695
Title: Engineer Company: Live Oak Engineering
Address: 955 Howard Ave.
City: Biloxi State: MS Zip Code: 39530
Phone Number: 228.207.0070
EMAIL: les@liveoakengineering.com





COVENANT AFFIDAVIT

I, Riann LLC being property owner or agent of the property 1008 m - 01-007-000
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

12-29-23

DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 29th day of December, 20 23

NOTARY PUBLIC

5/22/2027

COMMISSION EXPIRATION





Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
Riaan LLC	Legal

Business Information

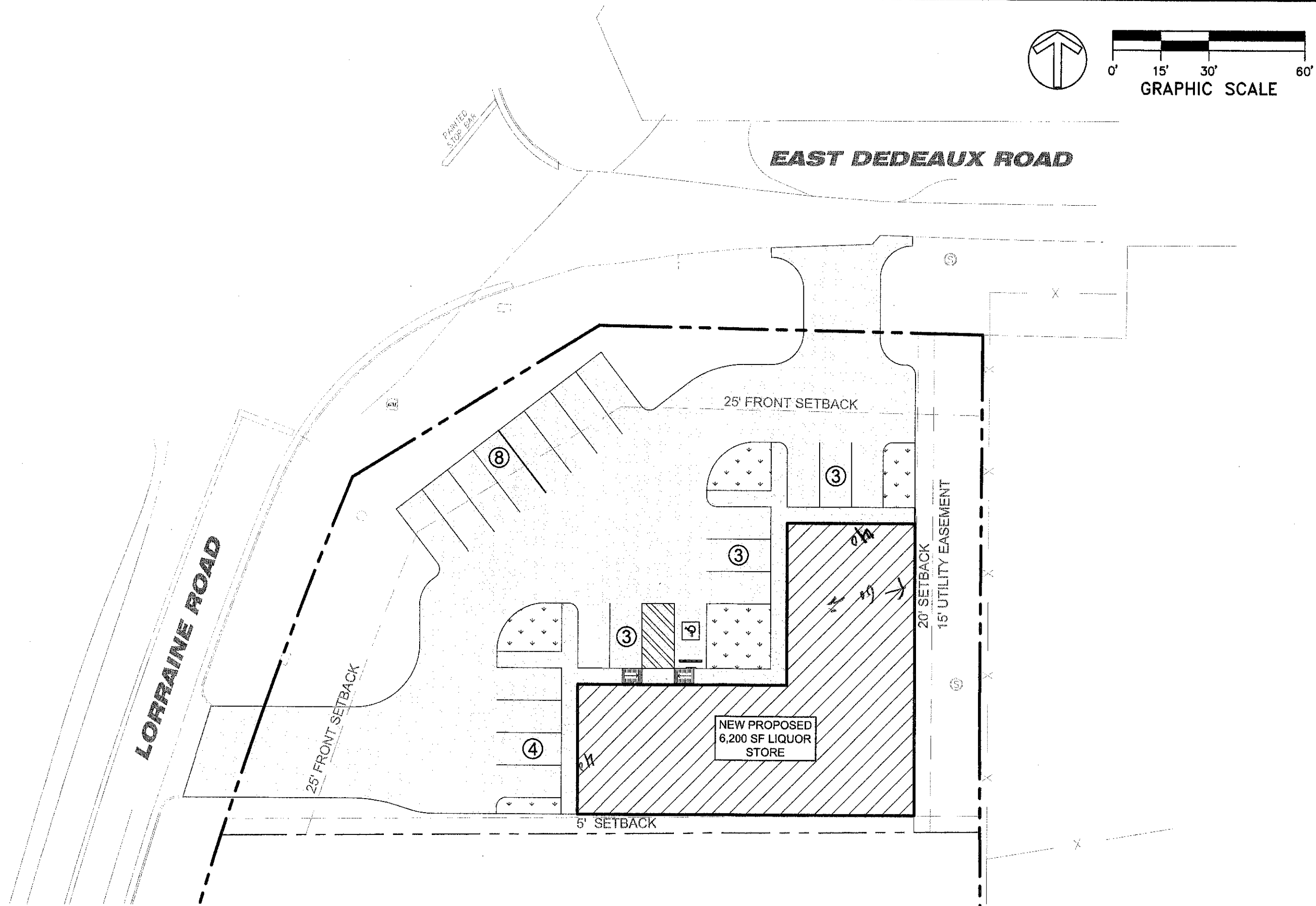
Business Type:	Limited Liability Company
Business ID:	1043282
Status:	Good Standing
Effective Date:	06/13/2014
State of Incorporation:	Mississippi
Principal Office Address:	15326 Dedeaux Rd Gulfport, MS 39503

Registered Agent

Name
Prasant Patel 1000 Highway 90 Bay St Louis, MS 39520

Officers & Directors

Name	Title
Rupal Patel 15326 Dedeaux Rd Gulfport, MS 39503	Member



1
C001 **PRELIMINARY SITE EXHIBIT**
SCALE: 1" = 30'

**PROPOSED LIQUOR STORE
11268 LORRAINE RD.
GULFPORT, MS**

SCALE:	1"=30'
PROJECT NO:	12-2023
DATE:	12-28-2023
DRAWN BY:	DMI
CHECKED BY:	LES
SHEET NO.:	

C001



1st JUDICIAL DISTRICT
INSTRUMENT 2023-0013923-D-J1
FILED/RECORDED 7/18/2023 11:18:06 AM
TOTAL FEES \$26.00
4 PAGES RECORDED

Our File: B230333
Prepared by & Return To: Schwartz, Orgler & Jordan, PLLC
PO Box 4682 Biloxi MS 39535, 228-388-7441

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Index in Sec 7-7-10

SPECIAL 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,

Gary Albert Richard, Larry Warner Richard, Jerry Wayne Richard, Jacqueline Patricia Richard and
Kathleen Rebecca Richard Prine, 11019 Shorecrest Rd, Biloxi MS 39532, 228-392-7059,

do hereby sell, convey and specially warrant unto

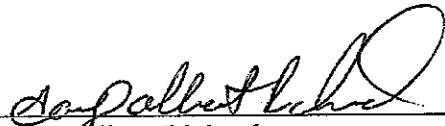
Riaan LLC, 1000 Hwy 90, Bay St Louis, MS 39520, 228-257-9135

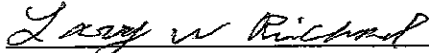
the following described land and property being located in Harrison County, Mississippi, being more particularly described as follows in the attached Exhibit "A".

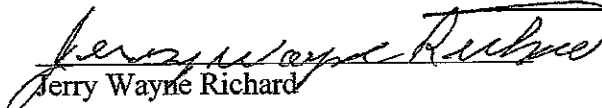
THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and subject to any and all prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners.

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

IN WITNESS WHEREOF, the undersigned has caused this conveyance to be executed on this the 14th day of July, 2023.


Gary Albert Richard


Larry Warner Richard


Jerry Wayne Richard


Jacqueline Patricia Richard

STATE OF MISSISSIPPI

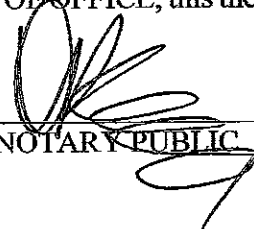
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Gary Albert Richard, Larry Warner Richard, Jerry Wayne Richard, Jacqueline Patricia Richard, who acknowledged that they signed, sealed and delivered, the above and foregoing instrument of writing on the day and in the year therein mentioned, as their free and voluntary act.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 14th day of July, 2023.

My Commission Expires:




NOTARY PUBLIC

IN WITNESS WHEREOF, the undersigned has caused this conveyance to be executed on this the 14th day of July, 2023.

Kathleen Rebecca Richard Prine
Kathleen Rebecca Richard Prine

STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Kathleen Rebecca Richard Prine, who acknowledged that she signed, sealed and delivered, the above and foregoing instrument of writing on the day and in the year therein mentioned, as her free and voluntary act.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 14th day of July, 2023.

Tammy Chapman
NOTARY PUBLIC

My Commission Expires: 12-26-23



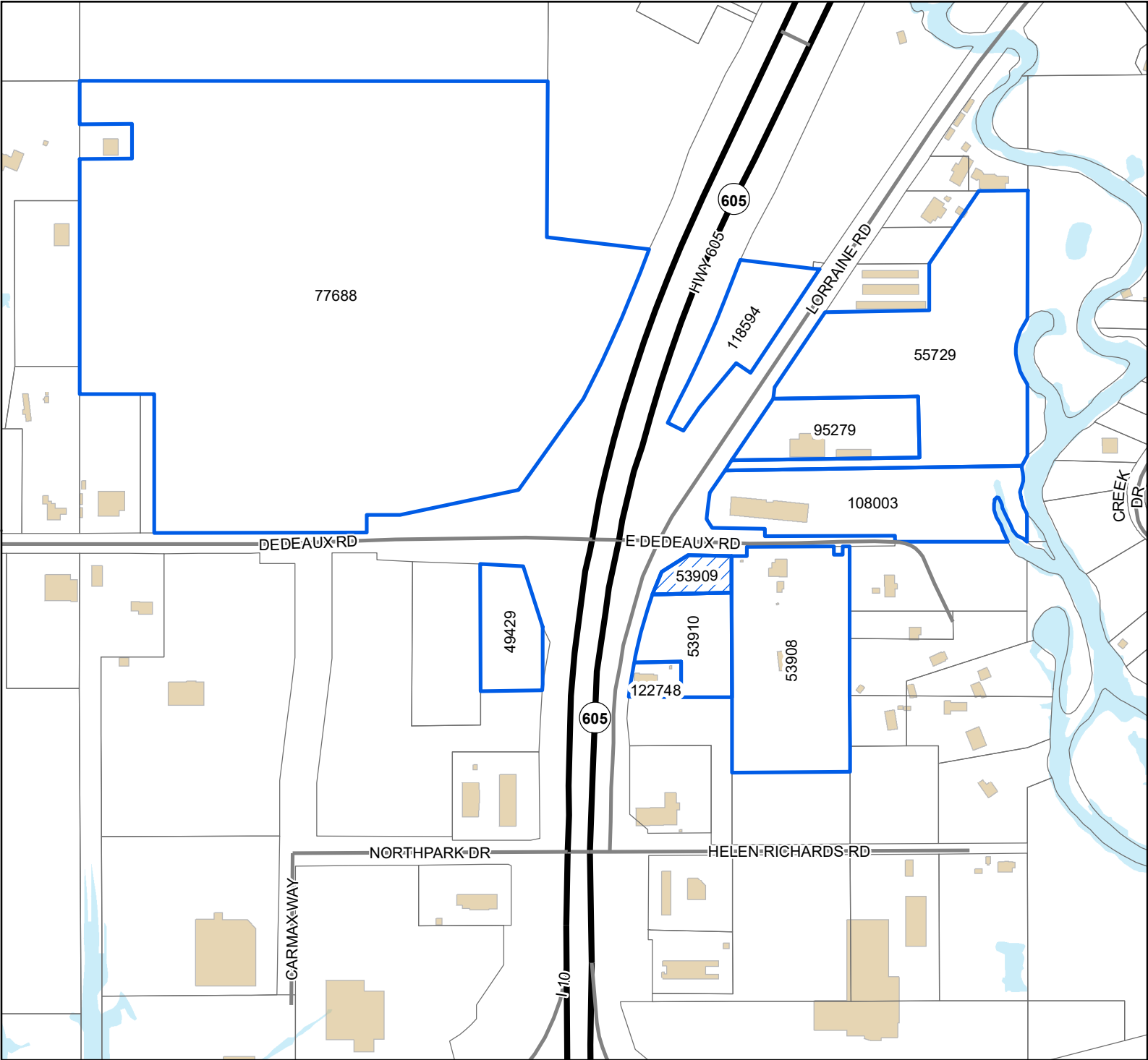
EXHIBIT A
LEGAL DESCRIPTION

SURVEY DESCRIPTION FOR PARCEL "B"

A PARCEL OF LAND SITUATED IN LOT NO. 5 OF THE PARTITION OF JESSE RICHARD PROPERTY AS PER DEED BOOK 190 ON PAGES 472-474, SAID PROPERTY BEING LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH: BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT NO. 5; THENCE ALONG THE SOUTH LINE OF SAID LOT NO. 5, S89°59'29"W 146.11' TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF PROPERTY OF THE CAROL WHITWORTH FAMILY TRUST; THENCE ALONG THE EAST LINE OF SAID PROPERTY, N00°22'26"W 100.00' TO A 1/2" IRON ROD SET AT THE NORTHEAST CORNER OF SAID PROPERTY; THENCE ALONG THE NORTH LINE OF SAID PROPERTY, S89°37'34"W 134.72' TO A 1/2" IRON ROD SET ON THE EAST MARGIN OF HIGHWAY 605 RIGHT OF WAY; THENCE ALONG A CURVE OF SAID EAST MARGIN TO THE RIGHT, HAVING A RADIUS OF 1354.98', AN ARC LENGTH OF 206.68' AND A CHORD BEARING AND DISTANCE OF N14°51'51"E 206.45' TO A 1/2" IRON ROD SET; THENCE N89°59'29"E 226.56' TO A 1/2" IRON ROD FOUND ON THE EAST LINE OF SAID LOT NO. 5; THENCE ALONG SAID EAST LINE, S00°22'35"E 298.68' TO THE POINT OF BEGINNING, CONTAINING 65,589.27 SQUARE FEET OR 1.506 ACRES. HEREIN DESCRIBED PROPERTY BEING DESIGNATED AS COUNTY PARCEL NUMBER 1006M-01-008,000.

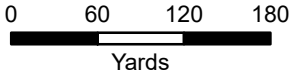
Being the same property described by deeds recorded in Book 1530 at Page 560 and in Book 862 at Page 221, less and except the property conveyed to others in Book 1520 at Page 397, Book 1520 at Page 402, Instrument Number 2010-4831DJ1 and Instrument Number 2010-4832DJ1.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		1008M-01-007.000	RIAAN LLC (OWNER)	15326 DEDEAUX RD	GULFPORT	MS	39503
			Adjacent Property Owners (2401SE013)				
	77688	1008L-01-002.000	NORTHPARK HOLDINGS LLC	964 EMILY DR	BILOXI	MS	39532
	55729	1008L-02-005.000	PLAINSMAN TRADING COMPANY LLC	P O BOX 6181	GULFPORT	MS	39506
	118594	1008L-01-002.001	STOCK LLC	14014 MADISON CIR	OMAHA	NB	68137
	108003	1008L-02-005.002	HOOD CYNTHIA ANN WILLIAMS ETAL	12506 LORRAINE RD	BILOXI	MS	39532
	53909	1008M-01-007.000	RICHARD CLYDE WARNER FAMILY TRUST	11019 SHORECREST ROAD	BILOXI	MS	39532
	53908	1008M-01-006.000	MISS REGIONAL HOUSING AUTH # VIII	10430 THREE RIVERS RD	GULFPORT	MS	39503
	53910	1008M-01-008.000	RICHARD GARY	11036 SHORECREST RD	BILOXI	MS	39532
	122748	1008M-01-008.001	WHITWORTH CAROL -TRUSTEE- ETAL	1840 NE 118TH AVE	PORTLAND	OR	97220



Legend

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



1 inch = 400 feet



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

RE: Special Exception 2402SE013, by owner Riaan LLC, seeking approval for liquor store use, Tax Parcel 1008M-01-007.000, 11268 Lorraine Rd, Zoned B-2 (General Business), Ward 6

To Applicants and Adjacent Property Owners:

The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, February 15, 2024**, 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, February 15, 2024**. 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.



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	512761	Print Legal Ad-IPL01565010 - IPL0156501	210200	\$69.40	1	69 L

Attention: Matilda Welch
GULFPORT URBAN DEVELOPMENT
PO BOX 1780
GULFPORT, MS 39502

accountspayable@gulfport-ms.gov

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, February 15, 2024 in the Council Chambers of the Gulfport City Hall located at 2309 15 th 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 24 th Avenue.

Variance 2312ZB137, by agent J.R. Walsh, seeking approval for an additional accessory structure, at Tax Parcel 0811G-06-011.000, 1511 18th Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Variance 2312ZB138, by agent J.R. Walsh, seeking approval for a 90 inch (7.5 feet) tall stone wall, at Tax Parcel 0811G-06-011.000, 1511 18th Ave, Zoned T4+ (General Urban Zone & "Plus"), Ward 2

Variance 2402ZB009, by agent Orin Robinson, seeking approval for additional wall signage on west and east side elevations, Tax Parcel 0809B-02-002.000, 14370 Seaway Rd, Zoned I-2 (Heavy Industry), Ward 5

Variance 2402ZB012, by agent Steven Carney, seeking approval for wall sign on north elevation, Tax Parcel 1010D-01-008.004, 8813 Lorraine Rd, Zoned R-B (Residence-Business), Ward 4

Special Exception 2402SE013, by owner Riaan LLC, seeking approval for liquor store use, Tax Parcel 1008M-01-007.000, 11268 Lorraine Rd, Zoned B-2 (General Business), Ward 6

Variance 2402ZB016, by agent Geoffrey J. Kneasal, seeking approval for 8-foot fence, Tax Parcel 1010C-01-001.046, 10879 Channelside Dr., Zoned R-2 (Single-family), Ward 5

This the 22nd day of January 2024

A. Leslie North, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0156501
Jan 31 2024

STATE OF MISSISSIPPI COUNTY OF HARRISON

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

1 insertion(s) published on:
01/31/24

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

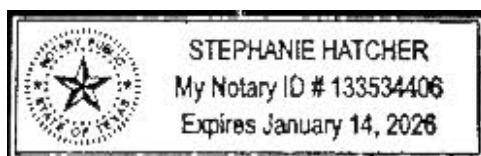
Stefani Beard

Sworn to and subscribed before me this 6th day of February in the year of 2024

Stephanie Hatcher

Notary Public

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



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

MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: February 15, 2024

Re: Variance 2402ZB016:

Variance 2402ZB016, by agent Geoffrey J. Kneasal, seeking approval for 8-foot fence, Tax Parcel 1010C-01-001.046, 10879 Channelside Dr., Zoned R-2 (Single-family), Ward 5

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2402ZB016

Hearing Date: February 15, 2024

Current Zoning/Use: R-2 / Single Family

Legal: Variance 2402ZB016, by agent Geoffrey J. Kneasal, seeking approval for 8-foot fence, Tax Parcel 1010C-01-001.046, 10879 Channelside Dr., Zoned R-2 (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 a variance to install an eight-foot fence on their property where 6 feet is the maximum.

- (a) Applicant states that there is two means of egress out of the courtyard through the new gates to be installed as part of this fence. This in no way answers the question of whether or not the property has special conditions that are not applicable to other properties in the area.
- (b) The applicant does not answer this question. The applicant is directly responsible for causing the special conditions, as they are requesting an 8 foot fence where 6 foot is the maximum.
- (c) There is no definable hardship on this property.
- (d) The current surrounding area of the property contains several properties that have 8 foot high fences that were approved and as such, a denial would deprive the applicant of what has been commonly enjoyed by the surrounding properties.
- (e) Applicant did not answer this question. Upon staff review, there are no other ordinances that the requested fence will go against. This fence would exist in harmony with the surrounding area as there are several fences in that area that go to 8 feet.
- (f) This property is zoned R-2, and a fence is allowed by right.

EXECUTIVE SUMMARY

No legitimate hardships were provided by the applicant in the written request. While a six-foot fence with a two-foot decorative top will provide the applicant with the desired height, there are several properties in the surrounding area that were approved for 8 foot fences prior. As such, what the applicant is seeking would exist in harmony with the established neighborhood.

Any approval should consider these conditions:

- 1. Must not obstruct view of traffic
- 2. Approval allows for 8 foot fence when 6 feet is the height limit.

DEPARTMENTAL CONDITIONS

Engineering: No comment as of 02/02/24.

Public Works: No comment as of 02/02/24.

Traffic and Safety: No conditions. Memo dated 01/24/24.

Building Code Services: Must not obstruct view of traffic. Memo dated 01/25/24.

GIS: No conditions. Memo dated 01/23/24.

Police Department: No comment as of 02/02/24.

Fire Department: No conditions. Memo dated 01/24/24.

Technical Report

VARIANCE

City Arborist:

No conditions. Memo dated 01/22/24.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department





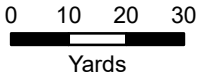
Legend:

- Street
- Parcels
- Buildings
- Water Features

Zoning

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

Site Information
1010C-01-001.046
Zoning: R-2 (Single Family)
Size: 16234.16 sqft
Flood: AE



1 inch = 100 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.

OWNER:

Rives Pringle

Printed Name of Owner

10879 Channelside Drive

Mailing Address

Gulfport

MS

39503

City

State

Zip Code

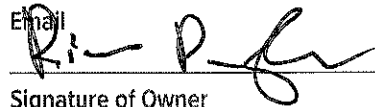
(228)547-8034

Home Phone

Work/Cell Phone

rivespringle@icloud.com

Email



Signature of Owner

AGENT:

Geoffrey J. Knesal

Printed Name of Agent

10955 Grace Cove

Mailing Address

Gulfport

MS

39503

City

State

Zip Code

(228)669-8924

Home Phone

Work/Cell Phone

geoffrey.knesal@gmail.com

Email



Signature of Agent

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. We can only accept applications with original signatures.

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.

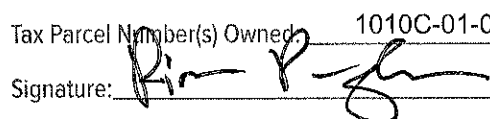
Name of Owner (PRINT) Rives Pringle

Address (Street, City, State, Zip Code) 10879 Channelside Drive

Phone (Home) (Work) (Cell) (228)547-8034

Tax Parcel Number(s) Owned: 1010C-01-001.046

Signature:



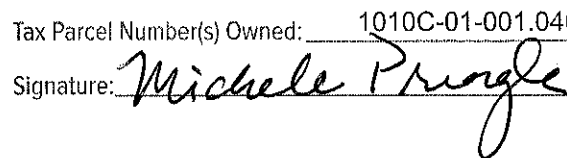
Name of Owner (PRINT) Michele Pringle

Address (Street, City, State, Zip Code) 10879 Channelside Drive

Phone (Home) (Work) (Cell) (228)234-7189

Tax Parcel Number(s) Owned: 1010C-01-001.046

Signature:



Name of Owner (PRINT)

Address (Street, City, State, Zip Code)

Phone (Home) (Work) (Cell)

Tax Parcel Number(s) Owned:

Signature:



DESIGNATION OF AGENT

I, Rives Pringle being property owner of 10879 Channelside Drive, Gulfport, MS 39503
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Geoffrey J. Knesal to act as
PRINT NAME
my representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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


SIGNATURE

1/2/24

DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 2nd day of January, 20 24


NOTARY PUBLIC

8-7-26

COMMISSION EXPIRATION





COVENANT AFFIDAVIT

I, Rives Pringle being property owner or agent of the property 10879 Channelside Drive
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.

Rives Pringle
SIGNATURE

1/2/24
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 2nd day of January, 20 24

J Cook
NOTARY PUBLIC

8-7-26
COMMISSION EXPIRATION



Fence Variance Submissions

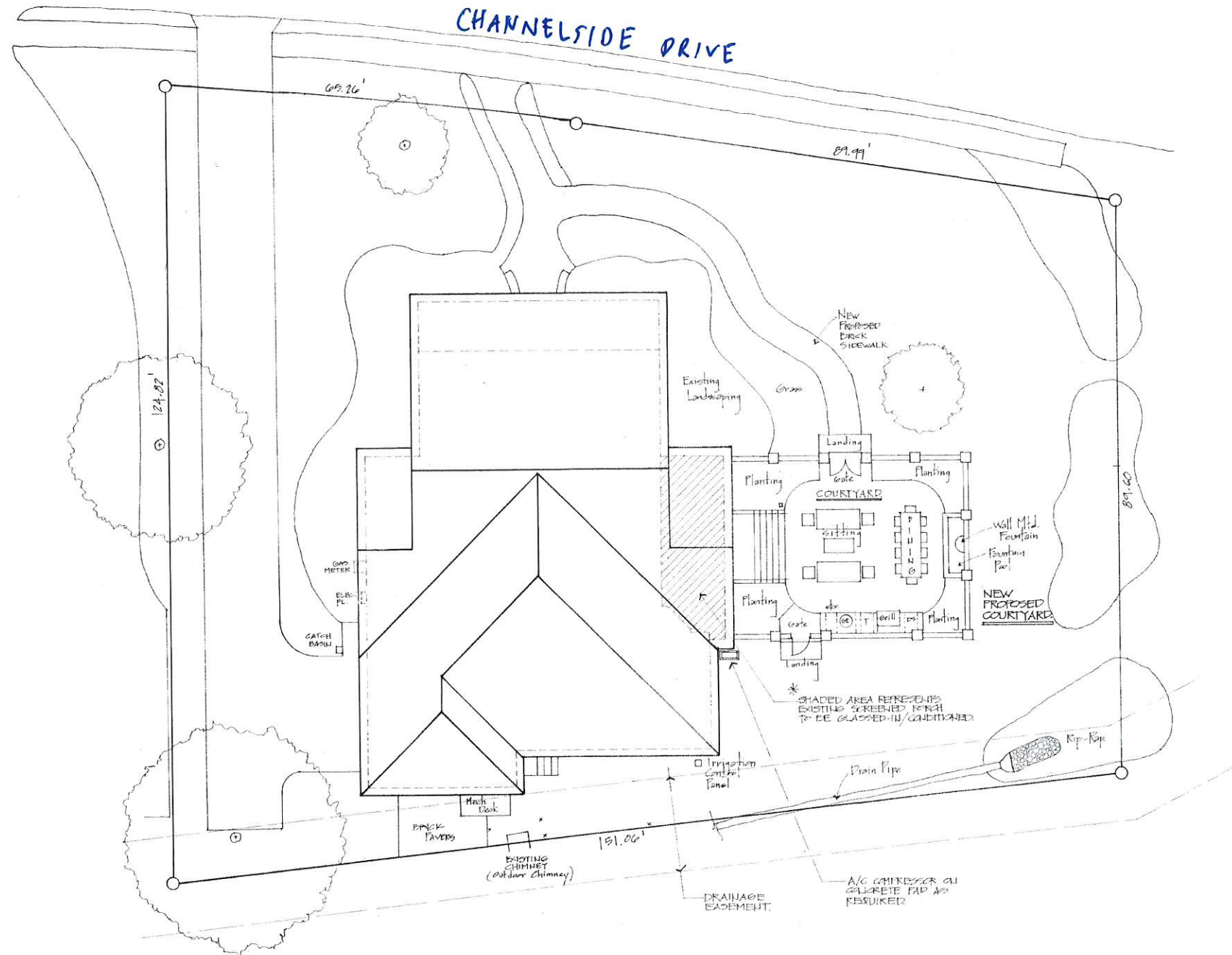
QK

Please explain the nature of the project that requires the variance(s). When determining a variance to fence, wall, and hedge requirements, the zoning board shall consider the following, which must also be addressed by the applicant on a separate sheet of paper:

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

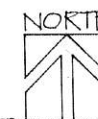
Fence Variance Submissions

1. Two (2) means of egress out of courtyard through new gates to be installed as part of this fence. (see attached plans)
2. See attached plans for visual look of new fence.
3. Brick on new fence to match brick on residence. (see attached plans)
4. See Item #1; two (2) new gates installed w/ fence.
5. N/A
6. Complies w/ architectural covenants of Waterside subdivision (see attached plans and covenant Affidavit)



SITE PLAN

SCALE - 1"=10'-0"



REV	REVISION/SUBMISSION	DATE

DENMARK DESIGN P.A.

ARCHITECTURE

11455 HOLLY BLUFF CIRCLE - BILOXI, MS 39552 228-348-1588

PROJECT TITLE: PRINGLE ALTERATIONS AND ADDITIONS

CONSULTANT:

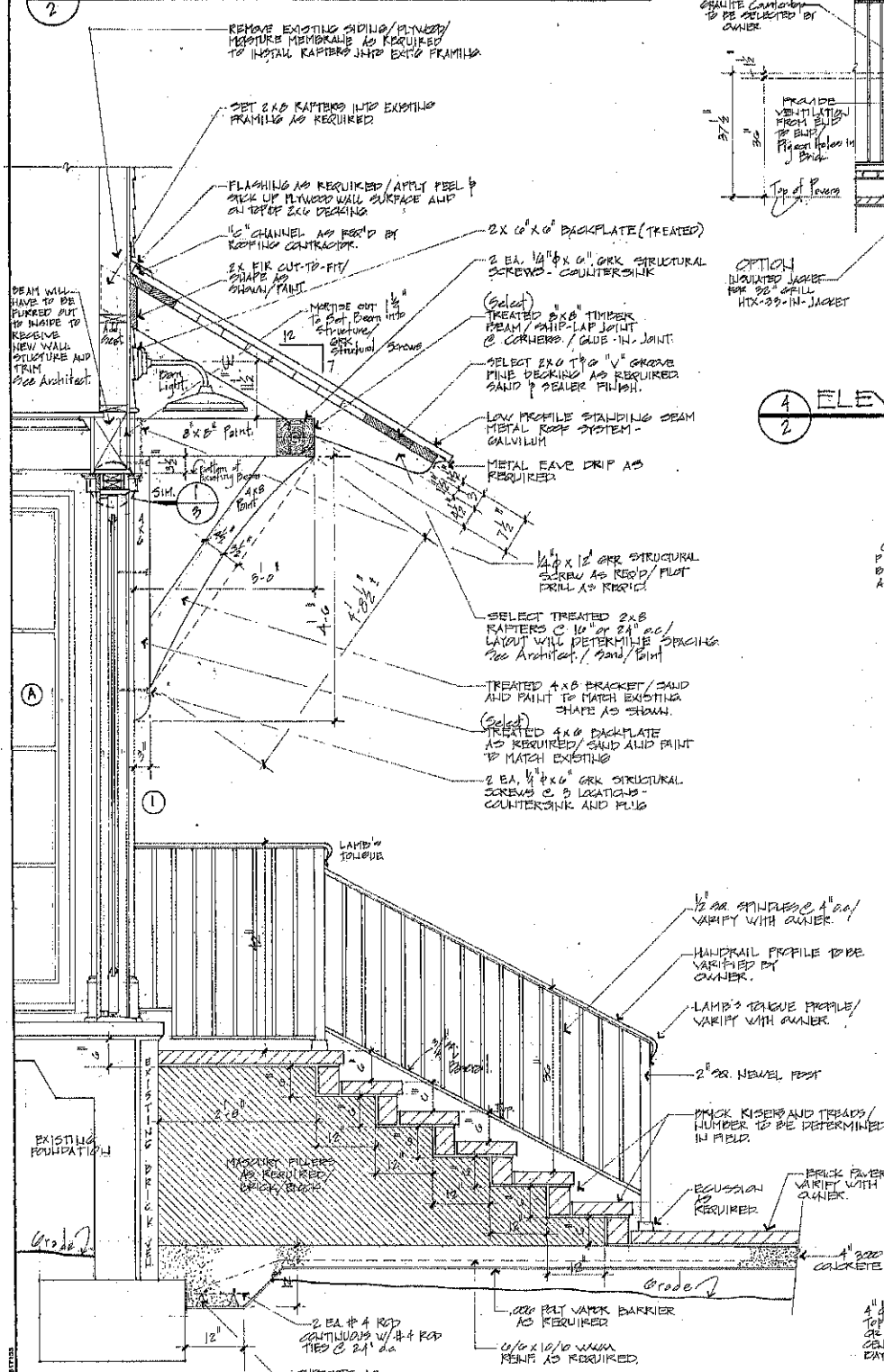
DATE: 10/24/23

CHECKED: 10/24/23

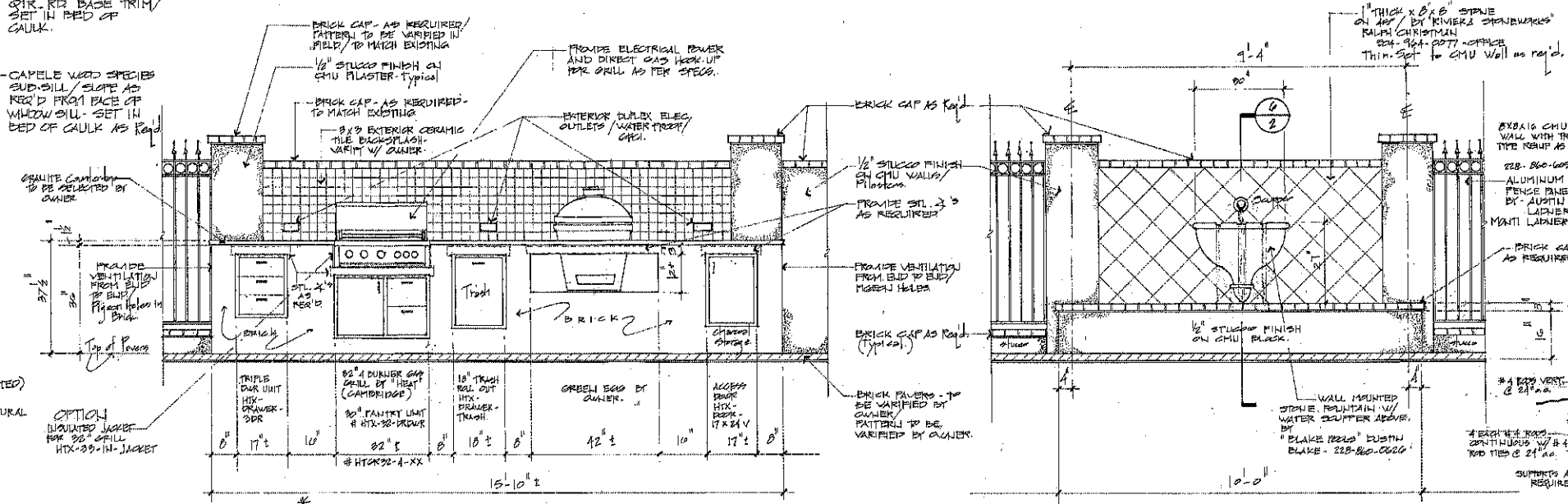
PROJECT NO. 1

SHEET NO. 1 OF 1

BASE DETAIL SC.3^{II}



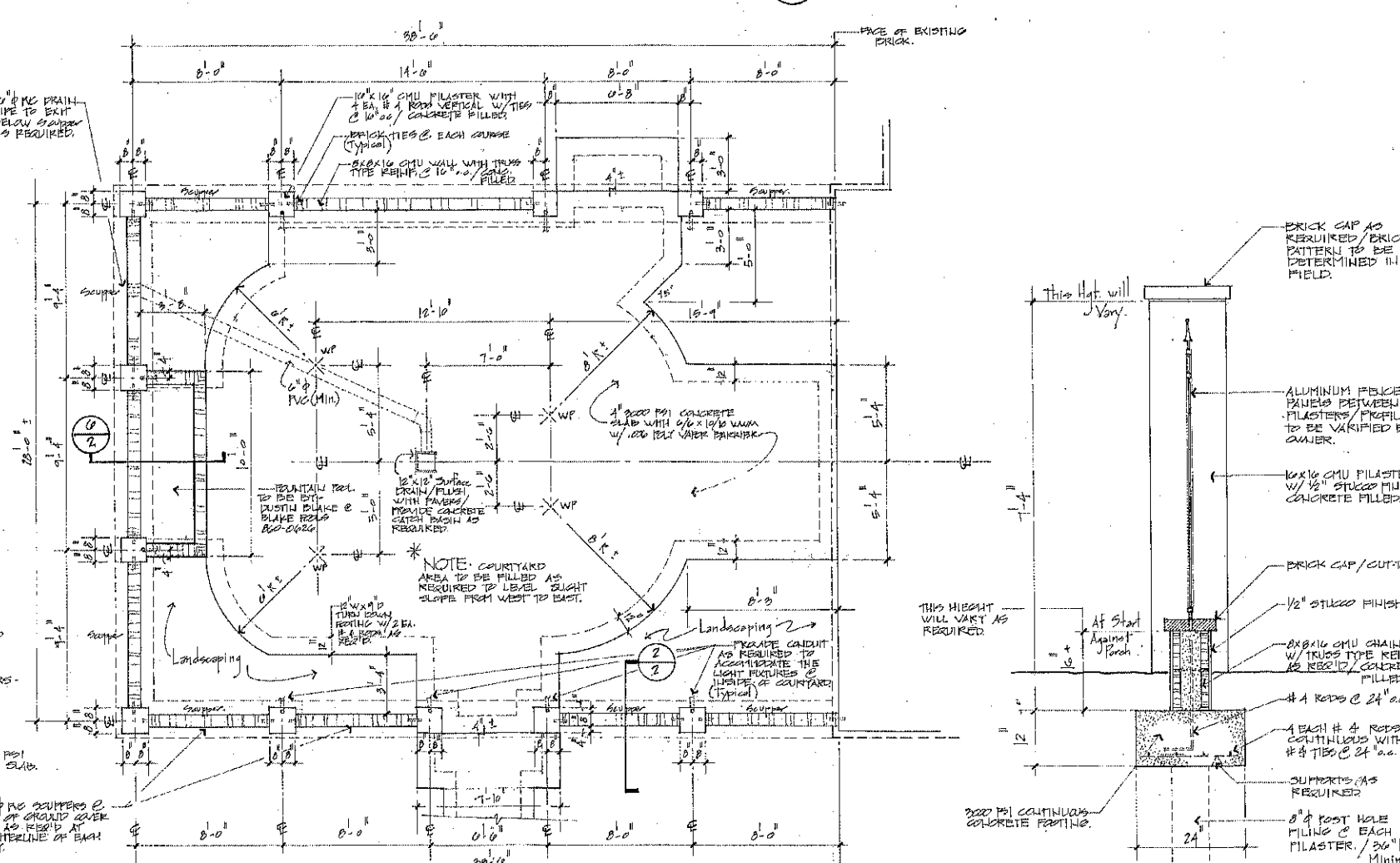
1
2 CROSS SECTION



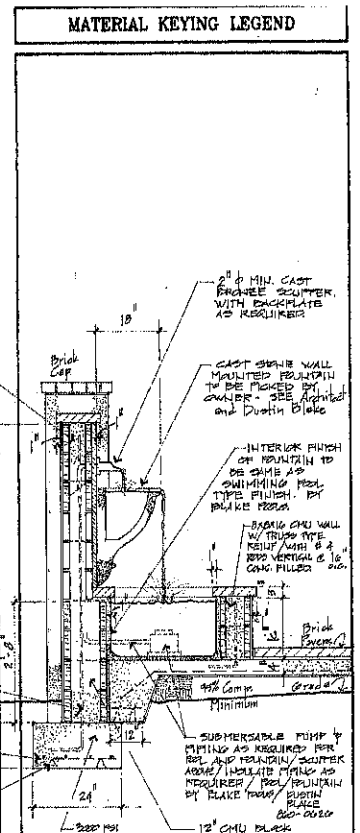
NOTE: VERIFY ALL CUT-OUT DIMENSIONS FOR "HST" ORILL AND ACCESSORIES.

4 ELEVATION $sc. \frac{1}{2}"$

5 ELEVATION $sc. \frac{1}{2}"$



FOUNDATION PLAN: SC. $\frac{1}{4}$ "



CONTINUOUS CONCRETE
FOOTING

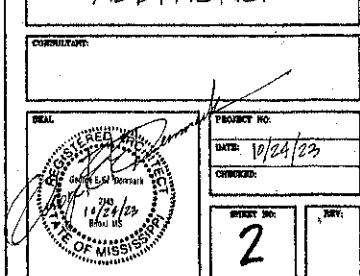
6 DETAIL SC-1/2

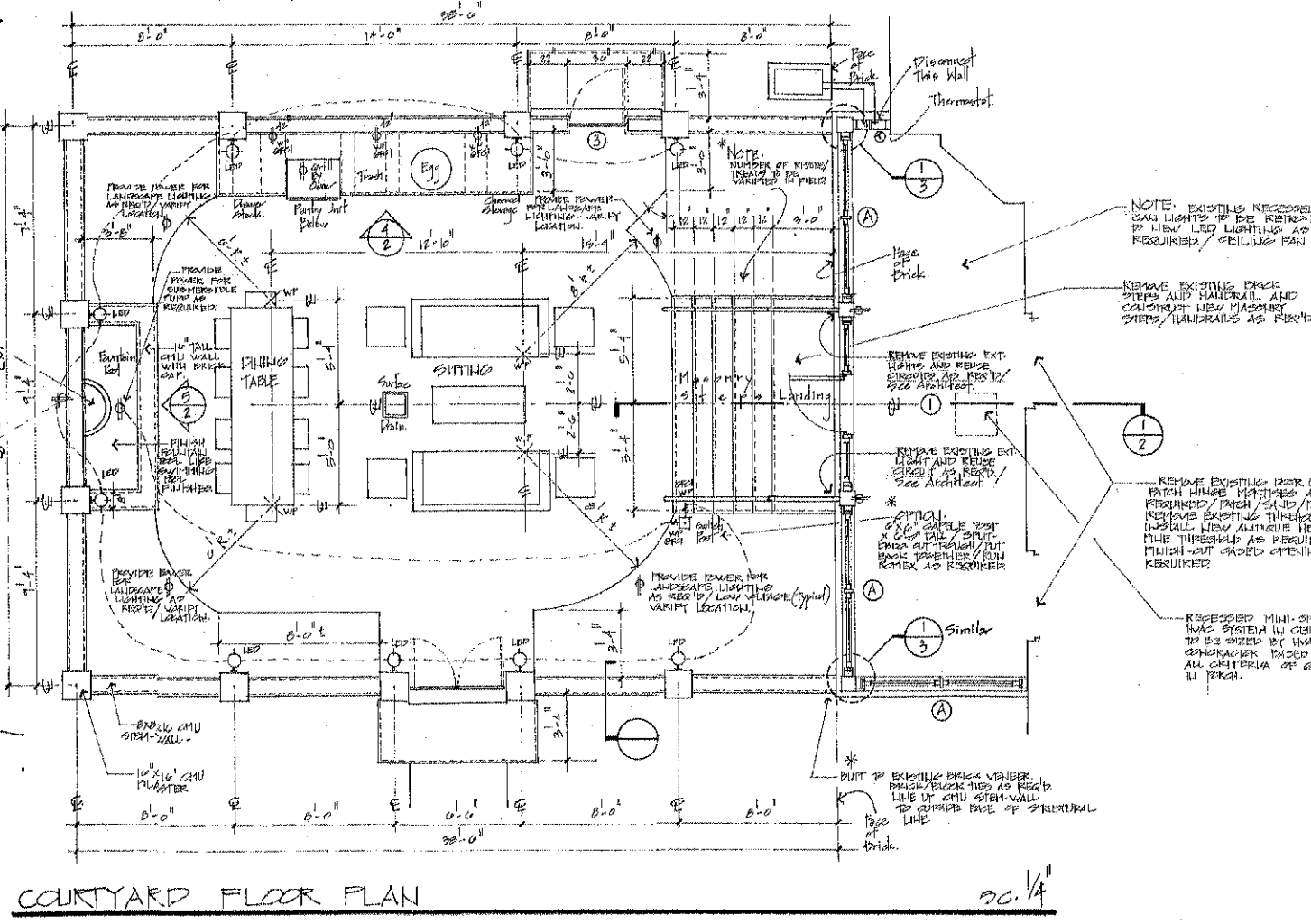
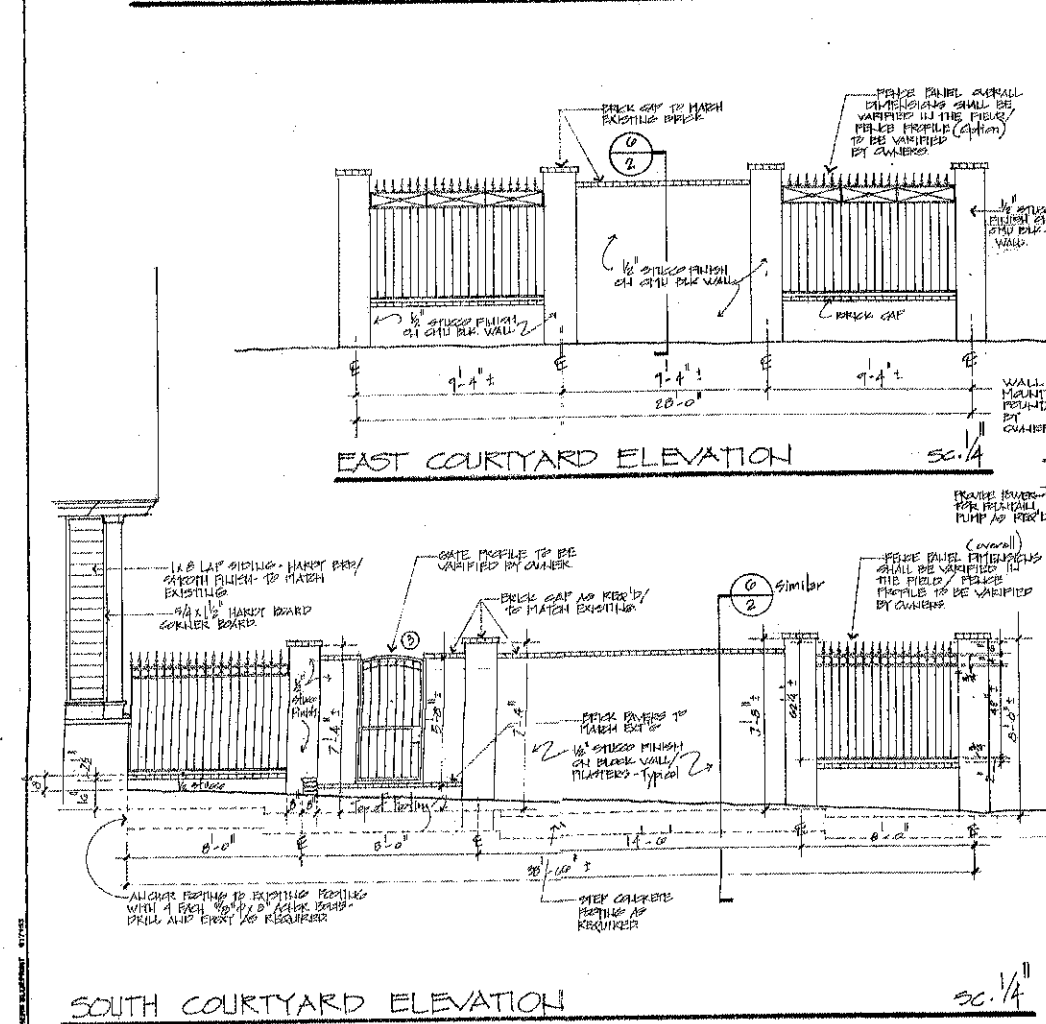
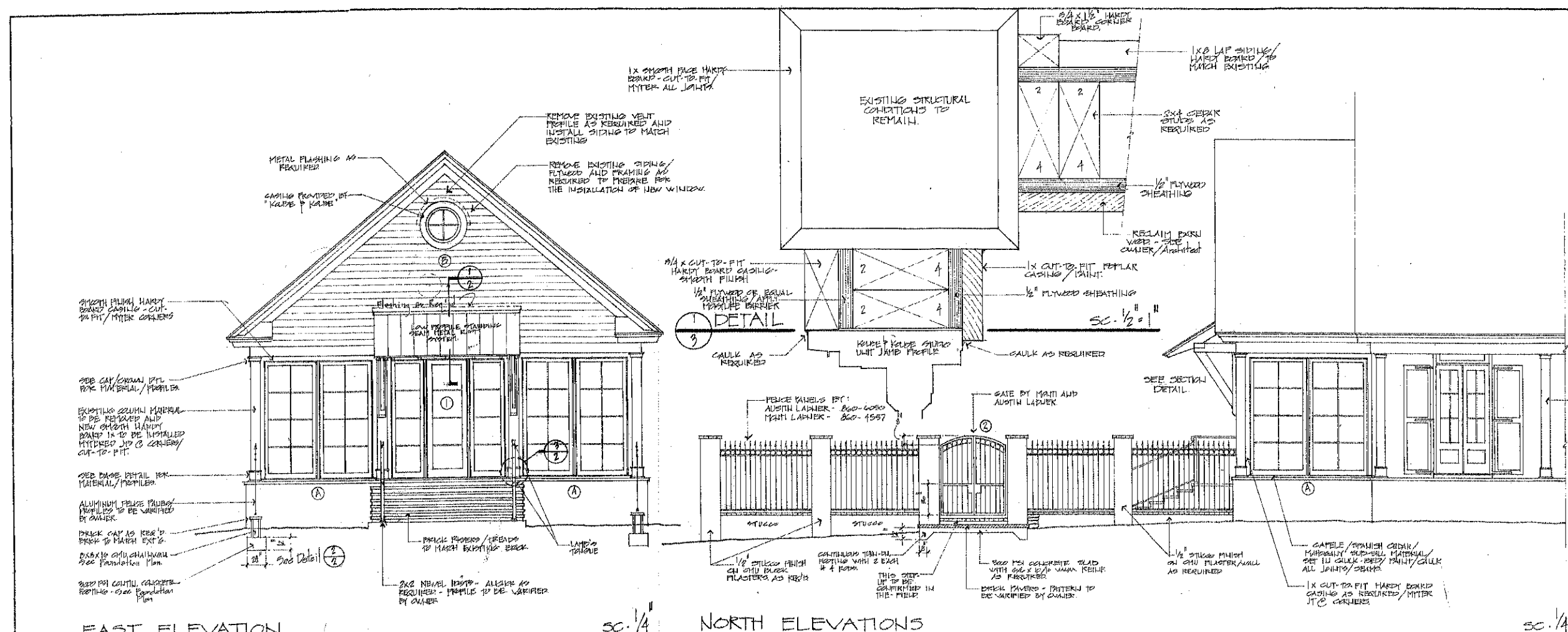
	NOT FOR CONSTRUCTION	
REF	REVISION / SUBMISSION	DATE



A R C H I T E C T U R E
11456 HOLLY BLUFF CIRCLE - BILOXI, MS 39532 225-348-2586

PROJECT TITLE: PRINGLE
ALTERATIONS &
ADDITIONS.





MATERIAL KEYING LEGEND

WINDOW SCHEDULE

① ULTRA SERIES
CUSTOM KOLBE & KOLBE STURRO UNIT
TWO EACH CUSTOM 4'-0" X 6'-6" (VINT)
STURRO UNITS MULLED TOGETHER
1 1/2" JAMB/INSULATED/LOW-E FILM/
METAL CLAD/ 7/8" BEVELED MULL/
2-LITE / DP-RATED
* NOTE - FIELD VERIFY RAUGH OPENING

② KOLBE & KOLBE RADIUS WINDOW UNIT
FC 2-6 / 1 1/2" JAMB/ R.A. 2'-6" X 3'-6"
INSULATED/ LOW-E FILM/ METAL CLAD/
4-LITE / 7/8" BEVELED MULL/ DP-RATED
* NOTE - Metal Clad Color - "Aluminum" (Verify)

DOOR SCHEDULE

① ULTRA SERIES CUSTOM KOLBE & KOLBE
DOOR UNIT WITH SIDE LITE
2'-6" X 6'-6" - 1 1/2" JAMB/
INSULATED GLASS/ LOW-E FILM/ METAL
CLAD/ 7/8" BEVELED MULL/ DP-RATED/
12ER AND SIDE LITE HAVE 4-LITE
PATTERN
* NOTE - FIELD VERIFY RAUGH OPENING

② CUSTOM ALUMINUM GATE/PAIR OF
DOORS 5'-0" X 6'-0" WITH LOCK BOX/
WITH CANE REL/ ONE SIDE/ HANNOVARE
BY LANTH LAMBER/ MANT LAMBER
FABRICATION BY SAME/ FRAME SIZE
SPILLABLE SIZE - PROFILE TO BE
VARIED BY OWNER
* See North Elevation for Image
Profile / Paint / Deck / Broom Coat

③ CUSTOM ALUMINUM GATE/ 3' X 6'-0"
VARY SIZES IN FIELD
SEE LISTS ABOVE (Similar)
* See South Elevation for Image Profile.

NOT FOR CONSTRUCTION

REVISION/SUBMISSION DATE

DENMARK DESIGN

ARCHITECTURE

11455 HOLLY BLUFF CIRCLE - WILCOX, MS 39392 228-348-2586

PROJECT TITLE

FRINGLE ALTERATIONS and ADDITIONS

CONSULTANT

DATE 10/24/23

PROJECT NO. 3



John D. ... 1st Judicial District
Instrument 2015 9080 D - J1
Filed/Recorded 12/14/2015 12:39 N
Total Fees \$ 12.00
2 Pages Recorded

PREPARED BY AND RETURN TO:
Pringle & Roemer, PLLC
P.O. Box 211
Biloxi, MS 39533
(228)374-1747

INDEXING INSTRUCTIONS:
Lot 58, Waterside Subdivision

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

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

CHRISTOPHER JACKSON RANDALL,
9141 Honeysuckle Lane
Gulfport, MS 39503
(228)861-2926

does hereby sell, convey, warrant and deliver unto

JOSEPH RIVES PRINGLE and MICHELE B. PRINGLE,
as joint tenants with right of survivorship,
2517 Greenview Drive
Gulfport, MS 39507
(228)547-8034

the following described real property, together with the improvements thereon and all rights thereunto appertaining, lying and being situated in the First Judicial District of Harrison County, Mississippi, to-wit:

Lot Fifty-Eight (58), Waterside 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 46 at Page 1 thereof, reference to which is hereby made in aid of and as a part of this

description

Ad valorem taxes for the year 2015 have been prorated between the Grantor and Grantees, with the Grantees assuming responsibility for the payment of same when due or payable.

The above described property and this conveyance thereof is subject to any easements, rights-of-way, mineral reservations, restrictions and/or restrictive covenants of record relative thereto.

WITNESS the signature of the Grantor on this 11th day of December, 2015.


CHRISTOPHER JACKSON RANDALL

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the aforesaid jurisdiction, **CHRISTOPHER JACKSON RANDALL**, who acknowledged before me that he signed and delivered the above and foregoing instrument on the day and year therein mentioned as his own free voluntary act and deed.

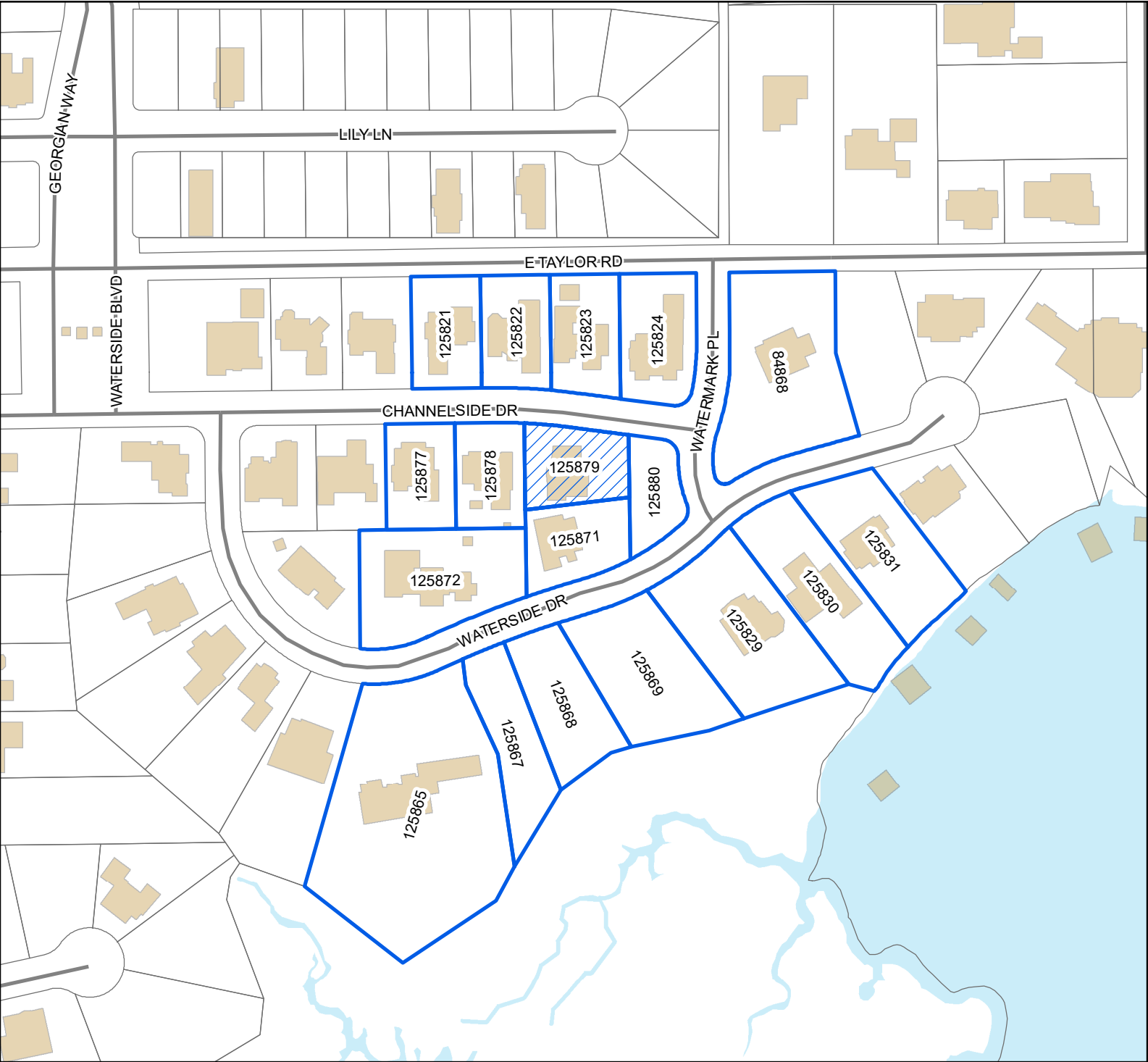
GIVEN under my hand and seal of office on this 11th day of December, 2015.


NOTARY PUBLIC

My Commission Expires: 6/23/17

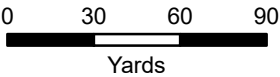


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		1010C-01-001.046	RIVES PRINGLE (OWNER)	10879 CHANNELSIDE DR	GULFPORT	MS	39503
			GEOFFREY J. KNEASAL (AGENT)	10955 GRACE COVE	GULFPORT	MS	39503
			Adjacent Property Owners (2402ZB016)				
125831	1010B-04-003.003		RAY JAMES M & HOLLY R -TRUSTEES-	10827 WATERSIDE DR	GULFPORT	MS	39507
125879	1010C-01-001.046		PRINGLE JOSEPH RIVES & MICHELE B	10879 CHANNELSIDE DR	GULFPORT	MS	39503
125877	1010C-01-001.044		MCCABE GARY A & MARY S	10899 CHANNELSIDE DR	GULFPORT	MS	39503
125878	1010C-01-001.045		RESTER JOHN K -TRUSTEE-	P O BOX 1662	GULFPORT	MS	39502
125821	1009N-01-003.005		COURTENAY DANIEL & LAURA	10898 CHANNELSIDE DR	GULFPORT	MS	39503
125880	1010C-01-001.047		RWB SR LLC	P O BOX 6252	GULFPORT	MS	39506
125824	1009N-01-003.008		FORE PAT H III	10868 CHANNELSIDE DR	GULFPORT	MS	39503
125823	1009N-01-003.007		LEWAKOWSKI THOMAS J & MELINDA D	10878 CHANNELSIDE DR	GULFPORT	MS	39503
125871	1010C-01-001.038		ANDERSON BRANDON C & CAMERON	10866 WATERSIDE DR	GULFPORT	MS	39503
125822	1009N-01-003.006		HARPER OSWAGO Y & TAMARA WALKER	10888 CHANNELSIDE DR	GULFPORT	MS	39503
125872	1010C-01-001.039		HYDE ERIC L & BRANDY M	10886 WATERSIDE DR	GULFPORT	MS	39503
125869	1010C-01-001.036		TPC HOLDINGS LLC	1611 24TH AVE STE B	GULFPORT	MS	39531
125829	1010B-04-003.001		SEICSHNAYDRE MICHAEL A & AIMEE B	10847 WATERSIDE DR	GULFPORT	MS	39503
125865	1010C-01-001.032		WARREN STEVEN M & JAMIE	10907 WATERSIDE DR	GULFPORT	MS	39503
125830	1010B-04-003.002		MACE T PAUL & JENNIFER H	10837 WATERSIDE DR	GULFPORT	MS	39503
84868	1010B-04-003.000		MIHNOVETS JONATHAN & EMILY	10836 WATERMARK PL	GULFPORT	MS	39503



Legend

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



1 inch = 200 feet



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

RE: Variance 2402ZB016, by agent Geoffrey J. Kneasal, seeking approval for 8-foot fence, Tax Parcel 1010C:01-001.046, 10879 Channelside Dr., Zoned R-2 (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, February 15, 2024**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <https://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Zoning Board for **Thursday, February 15, 2024**. 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.



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	512761	Print Legal Ad-IPL01565010 - IPL0156501	210200	\$69.40	1	69 L

Attention: Matilda Welch
GULFPORT URBAN DEVELOPMENT
PO BOX 1780
GULFPORT, MS 39502

accountspayable@gulfport-ms.gov

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, February 15, 2024 in the Council Chambers of the Gulfport City Hall located at 2309 15 th 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 24 th Avenue.

Variance 2312ZB137, by agent J.R. Walsh, seeking approval for an additional accessory structure, at Tax Parcel 0811G-06-011.000, 1511 18th Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Variance 2312ZB138, by agent J.R. Walsh, seeking approval for a 90 inch (7.5 feet) tall stone wall, at Tax Parcel 0811G-06-011.000, 1511 18th Ave, Zoned T4+ (General Urban Zone & "Plus"), Ward 2

Variance 2402ZB009, by agent Orin Robinson, seeking approval for additional wall signage on west and east side elevations, Tax Parcel 0809B-02-002.000, 14370 Seaway Rd, Zoned I-2 (Heavy Industry), Ward 5

Variance 2402ZB012, by agent Steven Carney, seeking approval for wall sign on north elevation, Tax Parcel 1010D-01-008.004, 8813 Lorraine Rd, Zoned R-B (Residence-Business), Ward 4

Special Exception 2402SE013, by owner Riaan LLC, seeking approval for liquor store use, Tax Parcel 1008M-01-007.000, 11268 Lorraine Rd, Zoned B-2 (General Business), Ward 6

Variance 2402ZB016, by agent Geoffrey J. Kneasal, seeking approval for 8-foot fence, Tax Parcel 1010C-01-001.046, 10879 Channelside Dr., Zoned R-2 (Single-family), Ward 5

This the 22nd day of January 2024

A. Leslie North, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0156501
Jan 31 2024

STATE OF MISSISSIPPI COUNTY OF HARRISON

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

1 insertion(s) published on:
01/31/24

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

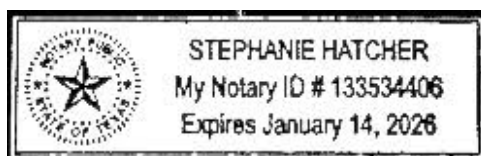
Stefani Beard

Sworn to and subscribed before me this 6th day of February in the year of 2024

Stephanie Hatcher

Notary Public

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



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