

AGENDA
ZONING BOARD OF ADJUSTMENT AND APPEALS
CITY HALL COUNCIL CHAMBERS
THURSDAY, APRIL 18, 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 - March 21, 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 2403ZB032:(Postponed to April Meeting)

Variance 2403ZB032, by agent Terry Robinson, seeking approval for zero required parking for retail use, Tax Parcel 0910N-06-014.000, 3200 B Ave, Zoned B-2 (General-business), Ward 4

2. Variance 2403ZB036:(Deffered to April meeting due to applicant not being present)

Variance 2403ZB036, by agent Robert Addison Riemann, seeking approval for an additional wall sign on the eastern elevation, Tax Parcel 0809K-02-002.001, 15223 Creosote Road, Zoned B-4 (Highway-business), Ward 3

3. Variance 2404ZB041:

Variance 2404ZB041, by owner Kay Webber Cochran, seeking approval for an additional accessory structure, Tax Parcels 0811H-02-034.000, 0811H-02-035.000, 1524 Olive Ave, 1526 Olive Ave, Zoned R-1-7.5 (Single-family), Ward 2

4. Variance 2404ZB042:

Variance 2404ZB042, by owner Kay Webber Cochran, seeking approval for an 8-foot fence where 4-feet is the height limit, Tax Parcels 0811H-02-035.000, 0811H-02-034.000, 1524 Olive Avenue, 1526 Olive Avenue, Zoned R-1-7.5 (Single-family), Ward 2

5. Variance 2404ZB048:

Variance 2404ZB048, by agent Terry Robinson, seeking approval for parking to pull out onto city right of way, Tax Parcel 0910N-06-014.000, 3200 B Ave, Zoned B-2 (General-business), Ward 4

6. Variance 2404ZB052:(Withdrawn by staff)

Variance 2404ZB052, by agent Patricia Tomasello, seeking approval for lot size of 6352 square feet where 7500 square feet is required, Tax Parcel 0710O-02-102.002, 29th Street, Zoned R-B (Residence-business), Ward 1

H. Adjournment

MINUTES

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING

Thursday, March 21, 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 **3:02 P.M.**

D. **Determination of a Quorum**:

BOARD MEMBERS PRESENT:

MARY ANN WIGINTON
ROBERT PHARR
NATHAN BODDIE
NICHOLAS HAHN
HAL KAIGLER
MICHAEL DANIELS

BOARD MEMBERS ABSENT:

LESLIE NORTH

STAFF MEMBERS PRESENT:

SU-LIN FEATHERSTON
SAMUEL SWEETING
GREGORY HOLMES
MATILDA WELCH
BRYCE CLUGH

COURT REPORTER:

NORMA SOROE

E. **Confirmation of Agenda**:

F. **Approval of Minutes**:

Motion by **Mr. Pharr** and seconded by **Mr. Kaigler** to approve Minutes of the **February 15, 2024**, 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 2403ZB021:

Variance 2403ZB021, by owner Gregory Woodard, seeking approval for a 1,430 square-foot accessory structure where 600 square feet is the size limit, Tax Parcel 0807K-01-018.017, 13324 Harper Court, Zoned R-1-15 (Single-family), Ward 7

Speaking for the Petition: Gregory Woodard

Speaking against the Petition: None

Motion: Mrs. Wiginton – to approve applicant’s request.

Second: Mr. Hahn

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

Action: Motion carries 3-2

2. Variance 2403ZB022:

Variance 2403ZB022, by owner Gregory Woodard, seeking approval for a side yard setback of 8 feet, where 15 feet is required, Tax Parcel 0807K-01-018.017, 13324 Harper Court, Zoned R-1-15 (Single-family), Ward 7

Speaking for the Petition: Gregory Woodard

Speaking against the Petition: None

Motion: Mrs. Wiginton – to approve applicant’s request.

Second: Mr. Hahn

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

Action: Motion carries unanimously

3. Variance 2403ZB023

Variance 2403ZB023, by owner Gregory Woodard, seeking approval for a 24-foot tall accessory structure where 14 feet is the height limit, Tax Parcel 0807K-01-018.017, 13324 Harper Court, Zoned R-1-15 (Single-family), Ward 7

Speaking for the Petition: Gregory Woodard

Speaking against the Petition: None

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

Second: Mr. Hahn

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

Action: Motion carries unanimously

**4. Variance 2403ZB026 :
(Deferred to May Meeting)**

Variance 2403ZB026, by agent Rebecca Gillum, seeking approval for 5-foot side yard setbacks, where 8 feet is required, Tax Parcel 0811G-04-116.000, 2011 17th Ave, Zoned R-2 (Single-family), Ward 3

Speaking for the Petition:

Speaking against the Petition:

Motion:

Second:

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

Action:

**5. Variance 2403ZB028
(Withdrawn by Applicant)**

Variance 2403ZB028, by agent Michael Hester, seeking approval for a 9-foot tall fence along the rear of the property where six feet is the height limit, Tax Parcel 1010K-03-048.000, 2209 Swetman Blvd, R-1-7.5 (Single-Family), Ward 2

Speaking for the Petition:

Speaking against the Petition:

Motion:

Second:

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

Action:

6. Special Exception 2403SC031

Special Exception 2403SC031, by agent Tyler Hickman, seeking approval for daiquiri shop, Tax Parcels 0908N-04-004.000, 0908N-04-004.001, 13211 Dedeaux Road, Zoned B-1 (Neighborhood business), Ward 5

Speaking for the Petition: Mike Pritchard

Speaking against the Petition: None

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

Second: Mr. Kaigler

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

Action: Motion carries unanimously

**7. Variance 2403ZB032
(Deferred to April Meeting)**

Variance 2403ZB0032, by agent Terry Robinson, seeking approval to vary from number of required parking spaces for retail use, Tax Parcel 0910N-06-014.000, 3200 B Ave, Zoned B-2 (General-business), Ward 4

Speaking for the Petition:

Speaking against the Petition:

Motion:

Second:

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

Action:

8. Variance 2403ZB033

Variance 2403ZB033, by owners Joseph and Rebecca Cowart, seeking approval for a 2400 detached accessory structure, Tax Parcel 0811B-01-037.000, 2601 15th Avenue, Zoned B-2 (General Business), Ward 3

Speaking for the Petition: Joseph Cowart

Speaking against the Petition: None

Motion: Mrs. Wiginton – to approve applicant’s request.

Second: Mr. Pharr

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

Action: Motion carries unanimously

9. Variance 2403ZB034

Variance 2403ZB034, by owner Kevin Myers, seeking approval for a 960 square foot accessory structure, Tax Parcel 0811G-06-026.000, 1625 19th Ave, Zoned T4L (General Urban Zone "Limited"), Ward 2

Speaking for the Petition: Kevin Myers

Speaking against the Petition: None

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

Second: Mr. Pharr

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

Action: Motion carries unanimously

10. Variance 2403ZB035

Variance 2403ZB035, by owner Kevin Myers, seeking approval for a rear yard setback of 50 inches (4.17 ft) and a side yard setback of 53 inches (4.42 feet), Tax Parcel 0811G-06-026.000, 1625 19th Ave, Zoned T4L (General Urban Zone "Limited"), Ward 2

Speaking for the Petition: Kevin Myers

Speaking against the Petition: None

Motion: Mrs. Wiginton – to approve applicant’s request.

Second: Mr. Daniels

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

Action: Motion carries unanimously

11. Variance 2403ZB036

Variance 2403ZB036, by agent Robert Addison Riemann, seeking approval for an additional wall sign on the eastern elevation, Tax Parcel 0809K-02-002.001, 15223 Creosote Road, Zoned B-4 (Highway-business), Ward 3

Speaking for the Petition: None

Speaking against the Petition: None

Motion: Mrs. Wiginton – to defer case to next month due to applicant not being present at meeting.

Second: Mr. Hahn

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

Action: Motion carries unanimously

12. Variance 2403ZB041

Variance 2403ZB041, by agent Tiffany Marshall, seeking approval for zero required parking for all future uses, Tax Parcels 0811E-02-042.000, 0811E-02-043.000, 0811E-02-044.000, 1512 30th Ave, 1516 30th Ave, 1518 30th Ave, 1520 30th Ave, 1522 30th Ave, 1528A 30th Ave, 1528B 30th Ave, Zoned T6 (Urban Core Zone), Ward 2

Speaking for the Petition: Tiffany Marshall

Speaking against the Petition: None

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

Second: Mr. Pharr

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

Action: Motion carries unanimously

13. Variance 2403ZB042

Variance 2403ZB042, by agent Tiffany Marshall, seeking approval for backing out into city right of way, Tax Parcels 0811E-02-042.000, 0811E-02-043.000, 0811E-02-044.000, 1512 30th Ave, 1516 30th Ave, 1518 30th Ave, 1520 30th Ave, 1522 30th Ave, 1528A 30th Ave, 1528B 30th Ave, Zoned T6 (Urban Core Zone), Ward 2

Speaking for the Petition: Tiffany Marshall

Speaking against the Petition: None

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

Second: Mr. Pharr

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

Action: Motion carries unanimously

14. Variance 2403ZB043

Variance 2403ZB043, by agent David Machado, seeking approval for a building height of 55 feet and 3 inches where 50 feet is the height limit, Tax Parcel 0710P-01-004.000, 2809 34th Avenue, Zoned I-1 (Light-industry), Ward 1

Speaking for the Petition: David Machado

Speaking against the Petition: None

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

Second: Mr. Kaigler

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

Action: Motion carries unanimously

Adjournment:

Motion by **Mr. Wiginton** to adjourn the meeting was seconded by **Mr. Hahn** and carried unanimously. The meeting adjourned **3:43 P.M.**

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: April 18, 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: April 18, 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: April 18, 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: April 18, 2024

Re: Variance 2403ZB032:(Postponed to April Meeting)

Variance 2403ZB032, by agent Terry Robinson, seeking approval for zero required parking for retail use, Tax Parcel 0910N-06-014.000, 3200 B Ave, Zoned B-2 (General-business), Ward 4

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2403ZB032

Hearing Date: April 18, 2024

Current Zoning/Use: B-2 / Commercial Structures

Legal: Variance 2403ZB032, by agent Terry Robinson, seeking approval for zero required parking for retail use, Tax Parcel 0910N-06-014.000, 3200 B Ave, Zoned B-2 (General-business), Ward 4

TECHNICAL DETAILS

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

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

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

Technical Report

VARIANCE

The applicant requests a parking variance to allow for zero parking spaces where 17 parking spaces are required for retail uses.

- (a) The applicant notes that the “the building is 5,000 square feet.” Thus, the applicant does not properly address the special conditions and circumstances exist which are peculiar to the land. Staff notes that there is no parking available on the property besides the city right of way.
- (b) In the application, the applicant explains that since the property is “located in a section of town where structures take up most of the lot,” the special conditions and circumstances do not result from their actions. The hardship is clearly addressed by the applicant. While the applicant may be responsible for the structure size, there is no parking available on the site without the city providing it.
- (c) The applicant states that, they are “asking for a variance on 17 parking places to require only 7 that exist currently.” Upon visiting the site, staff determined that zero parking was available on the property and that the all parking on-site would be in the city right of way. Therefore, since no on-site parking is attainable, the request is reasonable.
- (d) The applicant states that, there are “no alternate location to add parking.” The ordinance requires on-site parking. Unfortunately, the site cannot accommodate the required parking and would require a variance for zero on-site parking for any business to obtain a Privilege Tax License.
- (e) The applicant, respectfully asks the Board to consider this hardship and approve the request to allow zero parking for this site. Upon staff review, granting this variance would not provide special privileges because other businesses in the area already enjoy this privilege due to the nonconforming pre-existing parking challenges.
- (f) This property is zoned B-2, and some commercial uses are allowed by right.

EXECUTIVE SUMMARY

The applicant requests a parking variance to allow for zero parking spaces for retail uses. Current businesses, on the same street, such as L&M Package Store, Jack Beattie’s House of Carpet & Jamison Auto Group are nonconforming pre-existing businesses because they all have the same parking challenges. In review of this application and documents submitted by the applicant, the requested variance to allow for zero parking requirements, is a reasonable request. Upon visiting the site, staff confirmed that the current location of the parking cannot be altered or improved upon in any way. And the only parking available is in the city right of way. Therefore, since no on-site parking is attainable, the request is reasonable.

Any approval should consider these conditions:

- 1. Approval allows for zero required parking spaces where 17 parking spaces are required.
- 2. Must comply with all rules and regulations.

DEPARTMENTAL CONDITIONS

Engineering: No comment as of 4/8/2024.

Public Works: No conditions. Memo dated 4/4/2024.

Technical Report

VARIANCE

Traffic and Safety: No conditions. Memo dated 4/4/2024.

Building Code Services: No comment as of 4/8/2024.

GIS: No conditions. Memo dated 4/1/2024.

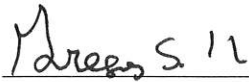
Police Department: No comment as of 4/8/2024.

Fire Department: No conditions. Memo dated 3/27/2024.

City Arborist: No conditions. Memo dated 3/28/2024.

DIRECTOR APPROVAL

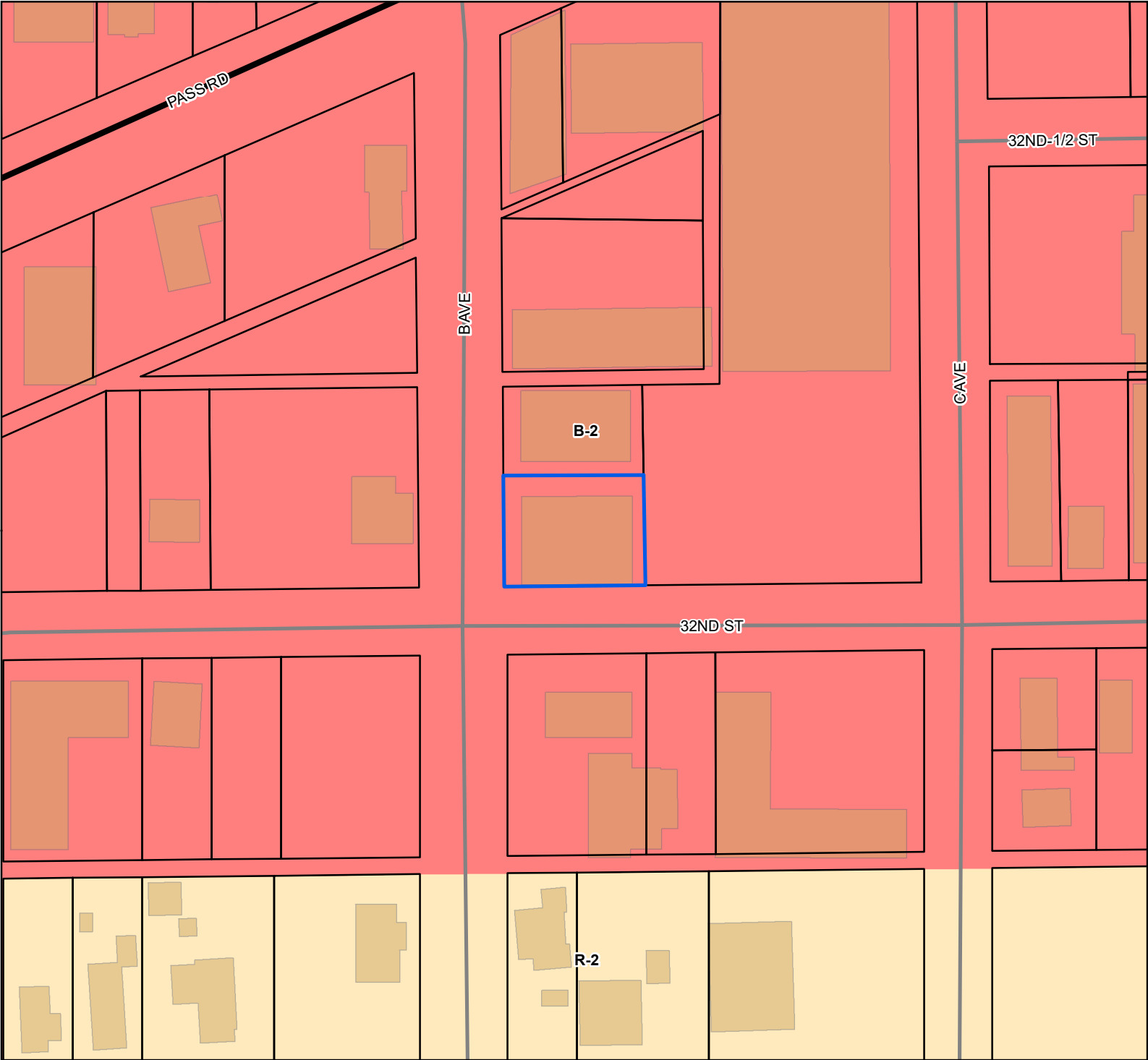
This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department

2403ZB032

Variance



US or State Highway

Street

Parcels

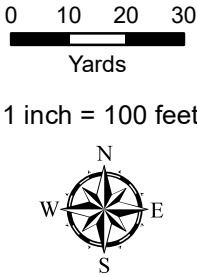
Buildings

Zoning

B-2 - General Business District

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

Site Information
0910N-06-014.000
Zoning B-2 (General Business)
Size: 8099.47 sqft
Flood: X



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:JKA Properties, LLC

Printed Name of Owner

729 E. Pass Rd.

Mailing Address

Gulfport MS 39507

City

N/A

State

228-860-0171

Zip Code

Home Phone

Work/Cell Phone

jkapropertiesllc@hotmail.com

Email

Signature of Owner

AGENT:Terry Robinson

Printed Name of Agent

1311 Spring St, Ste C

Mailing Address

Gulfport MS 39507

City

State

Zip Code

(228) 861-9107

Home Phone

Work/Cell Phone

terry@robrow.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: _____

VARIANCE SUBMISSIONS

SS

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.

- The building is 5000 square feet.
- Located in a section of town where structures take up most of lot.
- Asking for variance on 17 parking places to require only 7 that exist currently.
- No alternate location to add parking.
- The existing car park is more than adequate for thrift store tenant that will be renting space.
- We respectfully ask the Board to consider this hardship and approve the existing car park.

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 IS 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.

IS **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)

N/A 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**.

N/A An **affidavit** stating the request is not in violation of restrictive or protective covenants. (See page 10)

IS **Cash or check** payable to the City of Gulfport in the amount of **\$75.00**

IS **I the owner/agent acknowledge this is a complete application**



DESIGNATION OF AGENT

I, JOSE SANTAMARIA being property owner of 3200 B AV
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Terry Robinson 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

2/2/24
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

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

K. Jacobs
NOTARY PUBLIC



5/22/27
COMMISSION EXPIRATION



COVENANT AFFIDAVIT

I, Jose Santamaria being property owner or agent of the property 3200 B AV
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

DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

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

NOTARY PUBLIC

5/22/27

COMMISSION EXPIRATION





Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
JKA Properties, LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1093623
Status:	Good Standing
Effective Date:	05/24/2016
State of Incorporation:	Mississippi
Principal Office Address:	1200 College Street Gulfport, MS 39507

Registered Agent

Name
Jose Santamaria 1200 College Street Gulfport, MS 39507

Officers & Directors

Name	Title
Jose Santamaria 1200 College Street Gulfport, MS 39507	Manager

2023 Official Landroll Information

FENNELL SAMUEL J -ESTATE-
3200 B AVE GULFPORT, MS 39507

Physical Street Address:
0 TALLEY SHAW RD

Parcel #:	PPIN	Tax District	Homestead Exp.	Judicial Dist.
0102 -07- 025.000	77189	2M		1

Supervisor District:	Subdivision:
2	

Exemption Code
Non-Exempt

Section	Township	Range
07	05	13

Instrument Number(s)
2011-0008449-D-J1, 1651/0260, 1651/0258, 0723/0044

Acres	Land Value	Improvements	Total Value	Assessed Value
9.5	25360	0	25360	3805 0 / 3804

Legal Description
9.3 AC BEG 315 FT W OF SE COR OF SW 1/4 OF NW 1/4 OF SEC 7 N 300 FT W 520 FT N 217 FT W 451 FT S 56 DG W 58 FT S 485 FT E 1016 FT TO POB PART OF SW 1/4 OF NW 1/4 OF SEC 7-5-13

There are 0 building description records attached to this parcel.







3200 B AVENUE

Legend

- 3200 B Ave
- Feature 1
- Feature 2
- Mississippi Aviation Heritage Museum
- Old Mississippi Millwork & Cabinet Co
- Shell

Pass Road Mini Storage

AMX Aut

Mississippi Aviation Heritage Museum

L & M Package Store

Autoca\$h Title & Payday Loans

Jack Beattie's House of Carpet

Jamison Auto Group

3200 B Ave
Snell's Custom Sheet Metal

EMSI TSA Eligibility

32nd St

B Ave

B Ave

200 ft

N

Google Earth

Image Landsat / Copernicus



Streets

Building Footprint

Parcels

Driveway

100 ft

16.4 ft

80 ft

3200 B Ave
Gulfport, MS
39507

63 ft

286 Sqft

63 ft

79.6 ft

7.4 ft

100 ft

80 ft

79.6 ft

13.4 ft

BAVE

32ND ST

SCANNED



[Signature] 1st JUDICIAL DISTRICT
Instrument 2023-0017932-D-11
Filed/Recorded 09/05/2023 4:05:01 PM
Total Fees 26.00
4 Pages Recorded

**Indexing: Revision of Magnolia Grove, Blk 9 S 79.6' of
Lots 24 & 25**

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#4740

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,

**ALEX S. FENNELL
3200 13 AVENUE
GULFPORT, MS 39507
(228)265-8986**

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

**JKA PROPERTIES, LLC
A MISSISSIPPI LIMITED LIABILITY COMPANY
1200 COLLEGE STREET
GULFPORT, MS 39507
(228) 860-0171**

the following described land together with all improvements thereon located in First Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit:

SEE EXHIBIT "A"

THE ABOVE described property is no part of the homestead of the Grantors nor any part thereof.

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 2023 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.

WITNESS my signature this the 5th day of September, 2023.



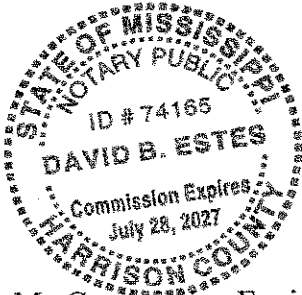
ALEX S. FENNELL

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state on this the 5 day of September, 2023 within my jurisdiction, the within named **ALEX S. FENNELL**, who acknowledged that he executed the above and foregoing instrument.

(SEAL)



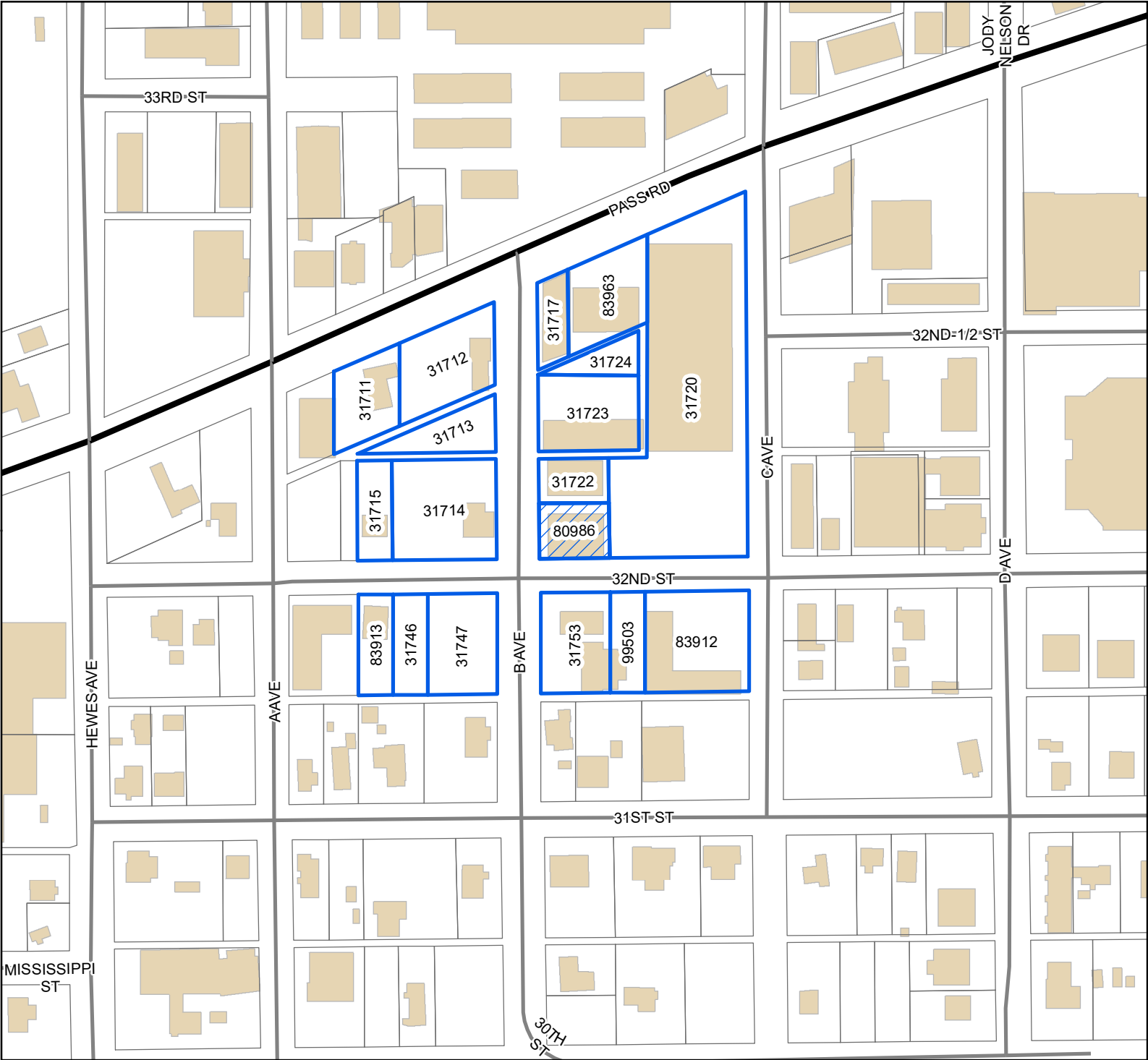
My Commission Expires:


NOTARY PUBLIC

EXHIBIT "A"

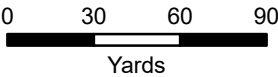
South 79.6 feet of Lots Twenty-four (24) and Twenty-five (25), Block Nine (9), Revision of Magnolia Grove in Gulfport, Harrison County, Mississippi, First Judicial District, according to the map or plat thereof recorded in Book 3 at Page 36 of the Plat Book Records of Harrison County, Mississippi. Being part of the same property conveyed in Book 732 at Page 461 and in book 538 at Page 367 and Book 599 at Page 167 and Book 598 at Page 299 and Book 591 at Page 505 of the Land Deed Records of Harrison County, Mississippi, First Judicial District and being part of the same land confirmed in Chancery Cause No. 54,118, Chancery Court of Harrison County, Mississippi and commonly known as 3200 B Avenue, Gulfport, First Judicial District, Harrison County, Mississippi.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0910N-06-014.000	JKA PROPERTIES LLC (OWNER)	729 E PASS ROAD	GULFPORT	MS	39507
			TERRY ROBINSON (AGENT)	1311 SPRING STREET	GULFPORT	MS	39507
			Adjacent Property Owners (2403ZB032)				
	31723	0910N-06-015.000	BEATTIES JACK	3206 B AVE	GULFPORT	MS	39501
	31717	0910N-06-019.000	VINTAGE PROPERTIES LLC	19 KIMBELL DR	GULFPORT	MS	39507
	31720	0910N-06-017.000	JOHN C ROBINSON BROWN CONDOR ASSN	PO BOX 7914	GULFPORT	MS	39506
	31712	0910N-06-020.000	AUTO CASH INC	521 CEDAR AVE	CRESTVIEW	FL	32539
	31746	0910N-05-008.000	LUNDY WANDA R	214 LEBOURGEOIS LN	BRANDON	MS	39047
	80986	0910N-06-014.000	FENNELL SAMUEL J -ESTATE-	11371 PETON DR	GULFPORT	MS	39503
	99503	0910N-05-005.001	RICHMOND CONSTRUCTION LLC	481 32ND ST	GULFPORT	MS	39507
	31722	0910N-06-014.001	EARTH INC	P O BOX 1842	GULFPORT	MS	39501
	31714	0910N-06-024.000	BREWER INGLE C JR & LEE MICHEAL	7360 RUSHING ROBINSON RD	BILOXI	MS	39532
	31711	0910N-06-021.000	HLR PROPERTIES LLC	1115 PASS RD	GULFPORT	MS	39501
	31747	0910N-05-007.000	BREWER INGLE C SR ETAL	7360 RUSHING ROBINSON RD	BILOXI	MS	39532
	31715	0910N-06-025.000	QUIN EDWARD E JR	529 32ND ST	GULFPORT	MS	39501
	83912	0910N-05-005.000	WARREN LARRY	11005 STIGLOR HILL RD	VANCLEAVE	MS	39565
	83913	0910N-05-009.000	PELEAZ LOIS JUANITA -EST-	507 32ND ST	GULFPORT	MS	39507
	83963	0910N-06-018.000	VINTAGE PROPERTIES LLC	19 KIMBALL DRIVE	GULFPORT	MS	39507



Legend

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



1 inch = 200 feet



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

RE: Variance 2403ZB032, by agent Terry Robinson, seeking approval for zero required parking for retail use, Tax Parcel 0910N-06-014.000, 3200 B Ave, Zoned B-2 (General-business), Ward 4

To Applicants and Adjacent Property Owners:

The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, April 18, 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, April 18, 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	536503	Print Legal Ad-IPL01664790 - IPL0166479		\$71.65	1	72 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, April 18, 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 2403ZB032, by agent Terry Robinson, seeking approval for zero required parking for retail use, Tax Parcel 0910N-06-014.000, 3200 B Ave, Zoned B-2 (General-business), Ward 4

Variance 2404ZB041, by owner Kay Webber Cochran, seeking approval for an additional accessory structure, Tax Parcels 0811H-02-034.000, 0811H-02-035.000, 1524 Olive Ave, 1526 Olive Ave, Zoned R-1-7.5 (Single-family), Ward 2

Variance 2404ZB042, by owner Kay Webber Cochran, seeking approval for an 8-foot fence where 4-feet is the height limit, Tax Parcels 0811H-02-035.000, 0811H-02-034.000, 1524 Olive Avenue, 1526 Olive Avenue, Zoned R-1-7.5 (Single-family), Ward 2

Variance 2404ZB048, by agent Terry Robinson, seeking approval for parking to pull out onto city right of way, Tax Parcel 0910N-06-014.000, 3200 B Ave, Zoned B-2 (General-business), Ward 4

Variance 2404ZB052, by agent Patricia Tomasello, seeking approval for lot size of 6352 square feet where 7500 square feet is required, Tax Parcel 0710O-02-102.002, 29th Street, Zoned R-B (Residence-business), Ward 1

Variance 2403ZB036, by agent Robert Addison Riemann, seeking approval for an additional wall sign on the eastern elevation, Tax Parcel 0809K-02-002.001, 15223 Creosote Road, Zoned B-4 (Highway-business), Ward 3

This the 28th day of March 2024
A. Leslie North, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0166479
Apr 3 2024

STATE OF MISSISSIPPI COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared Mary Castro, 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:
04/03/24

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.

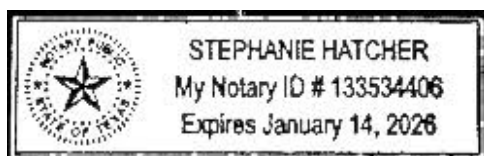
Mary Castro

Sworn to and subscribed before me this 3rd day of April 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: April 18, 2024

Re: Variance 2403ZB036:(Deffered to April meeting due to applicant not being present)

Variance 2403ZB036, by agent Robert Addison Riemann, seeking approval for an additional wall sign on the eastern elevation, Tax Parcel 0809K-02-002.001, 15223 Creosote Road, Zoned B-4 (Highway-business), Ward 3

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2403ZB036

Hearing Date: March 21, 2024

Current Zoning/Use: B-4 / Medical Cannabis Dispensary

Legal: Variance 2403ZB036, by agent Robert Addison Riemann, seeking approval for an additional wall sign on the eastern elevation, Tax Parcel 0809K-02-002.001, 15223 Creosote Road, Zoned B-4 (Highway-business), Ward 3

TECHNICAL DETAILS

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

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

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

Technical Report

VARIANCE

The applicant requests a variance in order to have an additional wall sign on the eastern elevation.

- (a) Applicant states that they initially planned to have a freestanding ground sign but due to the parcel already having the pre-existing Holiday Inn freestanding ground sign, they are instead seeking for an additional wall sign on the business's eastern elevation. While the ground sign in question is pre-existing, per sign ordinance Sec. 9-91 (b); "One (1) freestanding ground sign for each developed parcel or premises having frontage on a public right-of-way, not to exceed two (2) square feet of sign area for each lineal foot of street frontage abutting the portion of said parcel or premises," only one freestanding ground sign would be allowed for this property.
- (b) In the application, the applicant states that "the reason for the variance is due to the beforementioned Holiday Inn sign preventing them from placing their own freestanding ground sign." Upon staff review, the Holiday Inn freestanding sign appears to pre-date the sign ordinance and was permitted back in 2008, in addition to permits for wall signs on multiple elevations that were also permitted in 2008. Applicant could apply to have the existing freestanding ground sign removed in order to potentially place their own freestanding ground sign on the subject site. Therefore, the applicant is causing their own hardship.
- (c) The applicant does not address this question directly. Applicant goes into detail about the water table being too high to allow for parking due to issues regarding storm water management. Any claims regarding storm water management and flood elevations are not under jurisdiction of the planning division.
- (d) Applicant claims that it is important for their business to have the additional signage facing east so that traffic may easily see their business. While the applicant's claims about the importance cannot be substantiated, there are businesses on the north side of Dedeaux Road that have signs on multiple elevations that were permissible under past variance case# 1803ZB033.
- (e) Applicant claims that granting the variance will not grant any special privileges over other businesses nearby. Upon staff review, nearby properties have multiple signs, some that predate the ordinance and some that have approved variances for multiple signs. In addition, in December 2023 Zoning Board of Adjustments and Appeals approved a similar request, case # 2312ZB149, for this location for an additional wall sign on the southern elevation.
- (f) This property is zoned B-4, and a Medical Cannabis use was approved by Planning Commission under case# 2211PC210, and wall signs are allowed by right.

EXECUTIVE SUMMARY

Applicant is seeking approval for an additional wall sign on the eastern elevation of their building. While the six hardship criteria has not been met, the hardships given do not meet merit, and the applicant has caused their own hardship, there is a precedent already for additional wall signage in the nearby area. The Holiday Inn directly south of the subject site has pre-existing permitted signs on multiple elevations, in addition to the property directly north of the subject site having wall signs on multiple elevations through variance case# 1803ZB033.

Technical Report

VARIANCE

Any approval should consider these conditions:

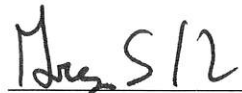
1. Approval allows for an additional wall signage on the eastern elevation.

DEPARTMENTAL CONDITIONS

<u>Engineering:</u>	No conditions. Memo dated 3/7/2024.
<u>Public Works:</u>	No conditions. Memo dated 3/7/2024.
<u>Traffic and Safety:</u>	No conditions. Memo dated 3/6/2024.
<u>Building Code Services:</u>	No conditions. Memo dated 2/27/2024.
<u>GIS:</u>	No conditions. Memo dated 2/28/2024.
<u>Police Department:</u>	No comment as of 3/8/2024.
<u>Fire Department:</u>	No conditions. Memo dated 2/27/2024.
<u>City Arborist:</u>	No conditions. Memo dated 2/27/2024.

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: 2403ZB036

Hearing Date: April 18, 2024

Current Zoning/Use: B-4 / Medical Cannabis Dispensary

Legal: Variance 2403ZB036, by agent Robert Addison Riemann, seeking approval for an additional wall sign on the eastern elevation, Tax Parcel 0809K-02-002.001, 15223 Creosote Road, Zoned B-4 (Highway-business), Ward 3

TECHNICAL DETAILS

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

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

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

Technical Report

VARIANCE

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- (a) Applicant states that they initially planned to have a freestanding ground sign but due to the parcel already having the pre-existing Holiday Inn freestanding ground sign, they are instead seeking for an additional wall sign on the business's eastern elevation. While the ground sign in question is pre-existing, per sign ordinance Sec. 9-91 (b); "One (1) freestanding ground sign for each developed parcel or premises having frontage on a public right-of-way, not to exceed two (2) square feet of sign area for each lineal foot of street frontage abutting the portion of said parcel or premises," only one freestanding ground sign would be allowed for this property.
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- (f) This property is zoned B-4, and a Medical Cannabis use was approved by Planning Commission under case# 2211PC210, and wall signs are allowed by right.

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Technical Report

VARIANCE

Any approval should consider these conditions:

1. Approval allows for an additional wall signage on the eastern elevation.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 3/7/2024.

Public Works: No conditions. Memo dated 3/7/2024.

Traffic and Safety: No conditions. Memo dated 3/6/2024.

Building Code Services: No conditions. Memo dated 2/27/2024.

GIS: No conditions. Memo dated 2/28/2024.

Police Department: No comment as of 3/8/2024.

Fire Department: No conditions. Memo dated 2/27/2024.

City Arborist: No conditions. Memo dated 2/27/2024.

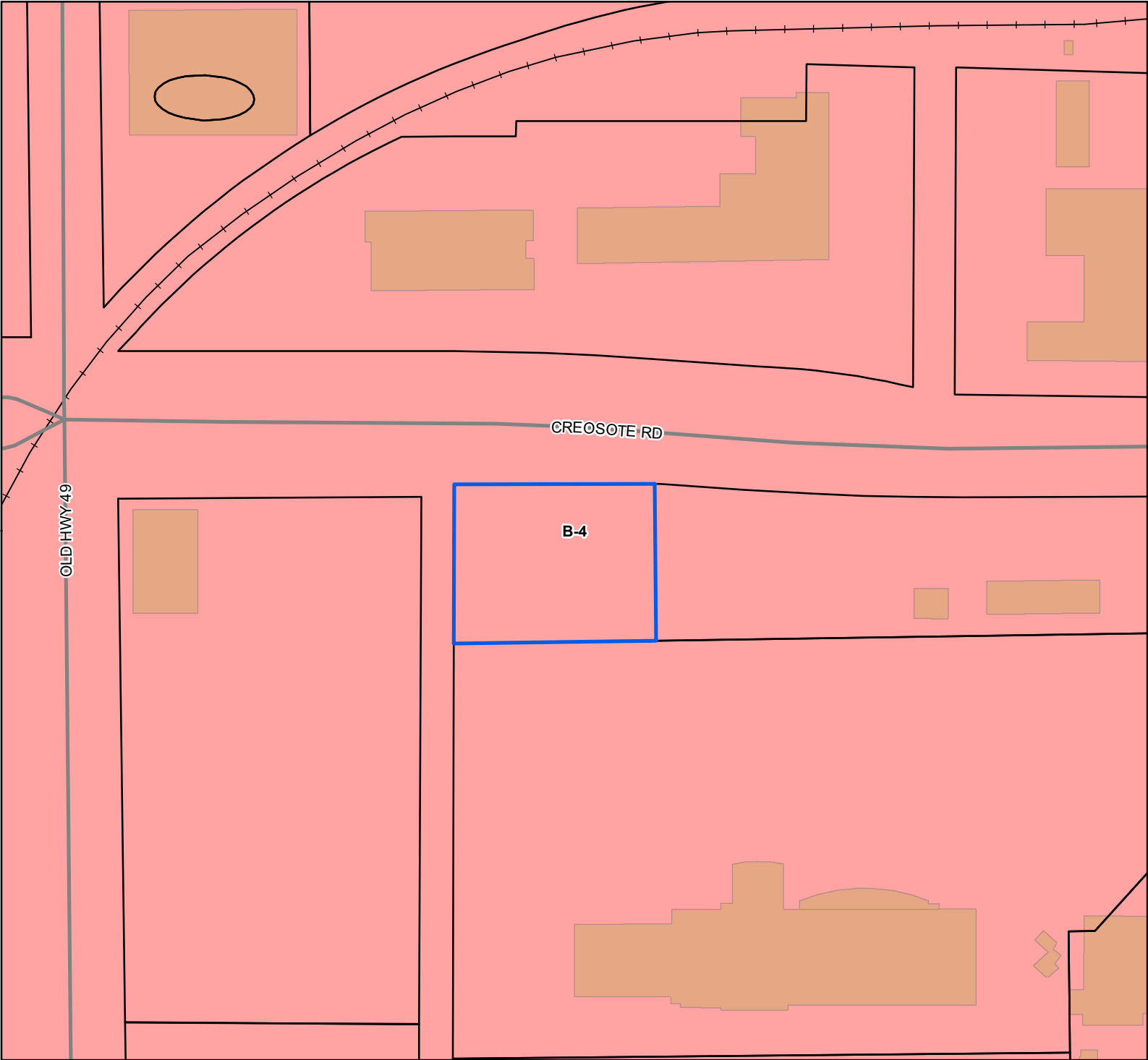
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department



Street

Railroad

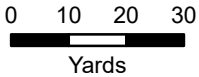
Parcels

Buildings

Zoning

B-4 - Highway Business District

Site Information
0809K-02-002.001
Zoning B-4 (Highway Business)
Size: 16522.95 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.



CASE NUMBER

2403 ZB 036

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

ZONING BOARD OF ADJUSTMENTS AND APPEALS APPLICATION

REQUESTED ACTION BY THE ZONING BOARD OF ADJUSTMENTS AND APPEALS
(A separate submission form is required for each request)

- ☐ Appeal of Planning Administrator
☐ Excessive Height
☐ Fence Variance
☐ Special Exception
☒ Variance

TAX PARCEL NUMBERS

0809K	-	02	-	002	.	001											

Property Address:

15223 CREOSOTE ROAD, GULFPORT, MS 39503

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

General Description of Request: REQUESTING WALL SIGN IN LIEU
OF FREE-STANDING SIGN

OWNERSHIP AND CERTIFICATION:

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

OWNER:

SHULAR MS Holdings, LLC
 Printed Name of Owner
9475 Hwy 49.
 Mailing Address
Gulfport MS 39503
 City 228 868 1888 State MS Zip Code
 Home Phone _____ Work/Cell Phone _____
 Email [Signature]
 Signature of Owner

AGENT:

ROBERT (ADDISON) RIEMANN
 Printed Name of Agent
520 CHAMPLIN ST
 Mailing Address
Gulfport MS 39507
 City 228 297 5067 State MS Zip Code
 Home Phone _____ Work/Cell Phone _____
 Email ADDISONRIEMANN@GMAIL.COM
 Signature of Agent [Signature]

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: _____

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.

Variance Submission

Originally, we planned to have parking and the entrance to the building on the north side facing Creosote Road. However, during the planning process, it was determined that we could NOT have parking and entrance to the building on the north side facing Creosote Road due to the water table being too high which wouldn't allow for under parking storm water management. As such, the entrance to this building is on the south side facing Holiday Inn.

This board granted us a variance to place a wall sign on the south side of the building in December 2023.

Since the meeting, we began the process of designing a free-standing sign that would be positioned on the north side of the building off Creosote Road so that East/West bound traffic would be able to see the free-standing sign. However, due to this parcel owning the boulevard entrance to the Holiday Inn parking lot which has a large Holiday Inn free standing sign, we determined that this parcel is now maxed out for an additional free-standing sign. Since this parcel cannot have an additional free-standing sign, we are asking for a variance that would allow us to place a third wall sign on the East wall of the building.

The proposed sign we are looking at hanging is 24" x 144" or 24 square feet, which is the same size as the current two wall signs. Per the signage ordinance each tenant in this building would be allowed 90 sq feet of wall signage. With three signs we would be at 72 sq feet, which is well below the 90 sq foot threshold. We feel it is extremely important to our business that we have signage facing East / West so that the traffic may easily see the signage.

Granting this variance will not have any impact on property owners near our location as all property has been developed. We do not believe granting this variance will give us any special benefit over other businesses nearby as other businesses have free standing signs in conjunction with their wall signs.

This proposed variance would be by special exemption.



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
Shular Mississippi Holdings, L.L.C.	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1305139
Status:	Good Standing
Effective Date:	09/27/2021
State of Incorporation:	Mississippi
Principal Office Address:	9475 Hwy 49 Gulfport, MS 39503

Registered Agent

Name
Michael L. Shular 9475 Hwy 49 Gulfport, MS 39503

Officers & Directors

Name	Title
Barbara Frierson 759 Howard Avenue Biloxi, MS 39530	Organizer
Michael L Shular 9475 Hwy 49 Gulfport, MS 39503	Manager



DESIGNATION OF AGENT

I, MICHAEL SHULAR being property owner of 0809K - 02 - 002 . 001
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize ADDISON RICHMOND 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

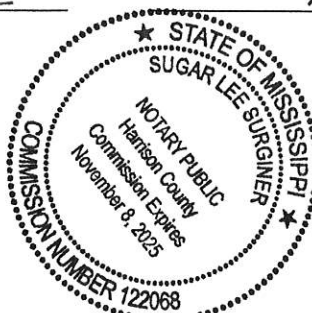
26-2024
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 6th day of Feb, 20 24

[Signature]
NOTARY PUBLIC

11-8-2025
COMMISSION EXPIRATION





COVENANT AFFIDAVIT

I, MICHAEL SITLAR being property owner or agent of the property 0809K - 02 - 002.001
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

[Signature]
SIGNATURE

2-6-2021
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 6th day of Feb, 20 21

[Signature]
NOTARY PUBLIC

11-8-2025
COMMISSION EXPIRATION



CREOSOTE ROAD SITE DEVELOPMENT PLANS

TAX PARCEL ID 0809K-02-002.001
GULFPORT, MISSISSIPPI

JANUARY 2023

PREPARED FOR
SHULAR MISSISSIPPI HOLDINGS, LLC
9475 HIGHWAY 49
GULFPORT, MISSISSIPPI 39503

SHEET INDEX

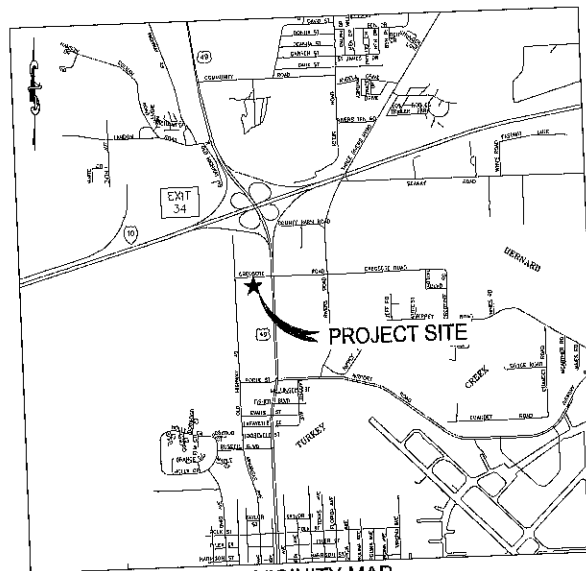
SHEET NO.	DESCRIPTION
C1	TITLE SHEET
C2	GENERAL NOTES
C3	EXISTING CONDITIONS
C4	SITE PLAN
C5	GRADING AND DRAINAGE PLAN
C5.1	GRADING PLAN AND PROFILE
C6	UTILITY PLAN
C7	GEOMETRIC PLAN
C8	EROSION CONTROL PLAN
C9	UTILITY DETAILS
C10	DETENTION DETAILS
C11	CIVIL DETAILS
C12	CIVIL DETAILS

FLOOD ZONE INFORMATION

THE SUBJECT PROPERTY IS SHOWN ON FEMA
FIRM MAP NO. 28047C02691G DATED 06/18/2009.
THIS SITE IS SHOWN TO BE IN FLOOD ZONE "X".

UTILITY WARNING

THE ENGINEER AND SURVEYOR MAKE NO GUARANTEE THAT UNDERGROUND
UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN
SERVICE OR ABANDONED. FURTHER, THE ENGINEER AND SURVEYOR MAKE
NO WARRANTY THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION
INDICATED IN THESE PLANS. CONTRACTOR IS TO HAVE ALL UNDERGROUND
UTILITIES FIELD MARKED PRIOR TO EXCAVATION CALL MS-811.



VICINITY MAP

PROPERTY INFORMATION:

MUNICIPALITY	CITY OF GULFPORT
PARCEL ID:	0809K-02-002.001
TOTAL ACREAGE	0.35 AC
ZONING	B-4
BUILDING SETBACKS	FRONT: 50' SIDE: 0' REAR: 0'

OA OVERSTREET & ASSOCIATES
CONSULTING ENGINEERS

151 Lorette St., Suite 203 Bham, MS 38530 228-687-7137
1026 Stanton Road, Suite B Daphne, AL 36526 251-444-7150



OA

CREOSOTE ROAD
COMMERCIAL DEVELOPMENT
SHULAR CONTRACTING INC.

COVER
SHEET

SHEET
NUMBER

C1

SURVEY OF
HARRISON CO. TAX PARCEL 0809K-02-002.001
SITUATED IN THE NORTHEAST 1/4 OF SECTION 21,
TOWNSHIP 7 SOUTH, RANGE 11 WEST,
HARRISON COUNTY, MISSISSIPPI.

DESCRIPTION (DEED BOOK 981 PG 140)
A PARCEL OF LAND SITUATED AND BEING
LOCATED IN THE NORTHEAST 1/4 OF SECTION
21, TOWNSHIP 7 SOUTH, RANGE 11 WEST, FIRST
JUDICIAL DISTRICT OF HARRISON COUNTY,
MISSISSIPPI AND BEING MORE PARTICULARLY
DESCRIBED AS COMMENCING AT THE NORTHWEST
CORNER OF THE SAID NORTHEAST 1/4, THENCE
RUN N89°40'E 3.5 FEET ALONG THE SOUTH
MARGIN OF CREOSOTE ROAD TO THE POINT OF
BEGINNING; THENCE RUN FROM SAID POINT OF
BEGINNING N89°40'E 144.2 FEET ALONG THE
SOUTH MARGIN OF CREOSOTE ROAD; THENCE RUN
S01°20'E 106.10 FEET; THENCE RUN S89°40'W
145.8 FEET; THENCE RUN N00°27'W 106.1 FEET
TO THE POINT OF BEGINNING.

SUBJECT PROPERTY
0809K-02-002.001
SHULAR MICHAEL L
C/O BEST WESTERN INN
(VACANT)

ZONED: B-4
FYSB = 60'
SYSB = 0'
RYSB = 0'

NOTE:
NO SCHOOL, CHURCH OR DAY CARE
IS CURRENTLY OPERATING
WITHIN A 1000 FOOT RADIUS OF THE
ENTRANCE TO SUBJECT PROPERTY.

THE CENTER OF THE 1000' RADIUS BEING:
MS EAST ZONE: 8301
Northing: 337391.37
Easting: 303742.4
LAT: 30°25'38.9421"
LONG: 89°02'59.7734"

SCALE: 1"=120'
CLASS 'B' SURVEY
Base Bearing by
GPS (TRINBLE NET)

Note: This survey was performed without the benefit of a current
title search and may be subject to any and all easements
and restrictions affecting said property.

CERTIFICATION

This is to CERTIFY that I have surveyed the property herein described and
delimited, and that the measurements and other data indicated are correct
to the best of my knowledge and belief.

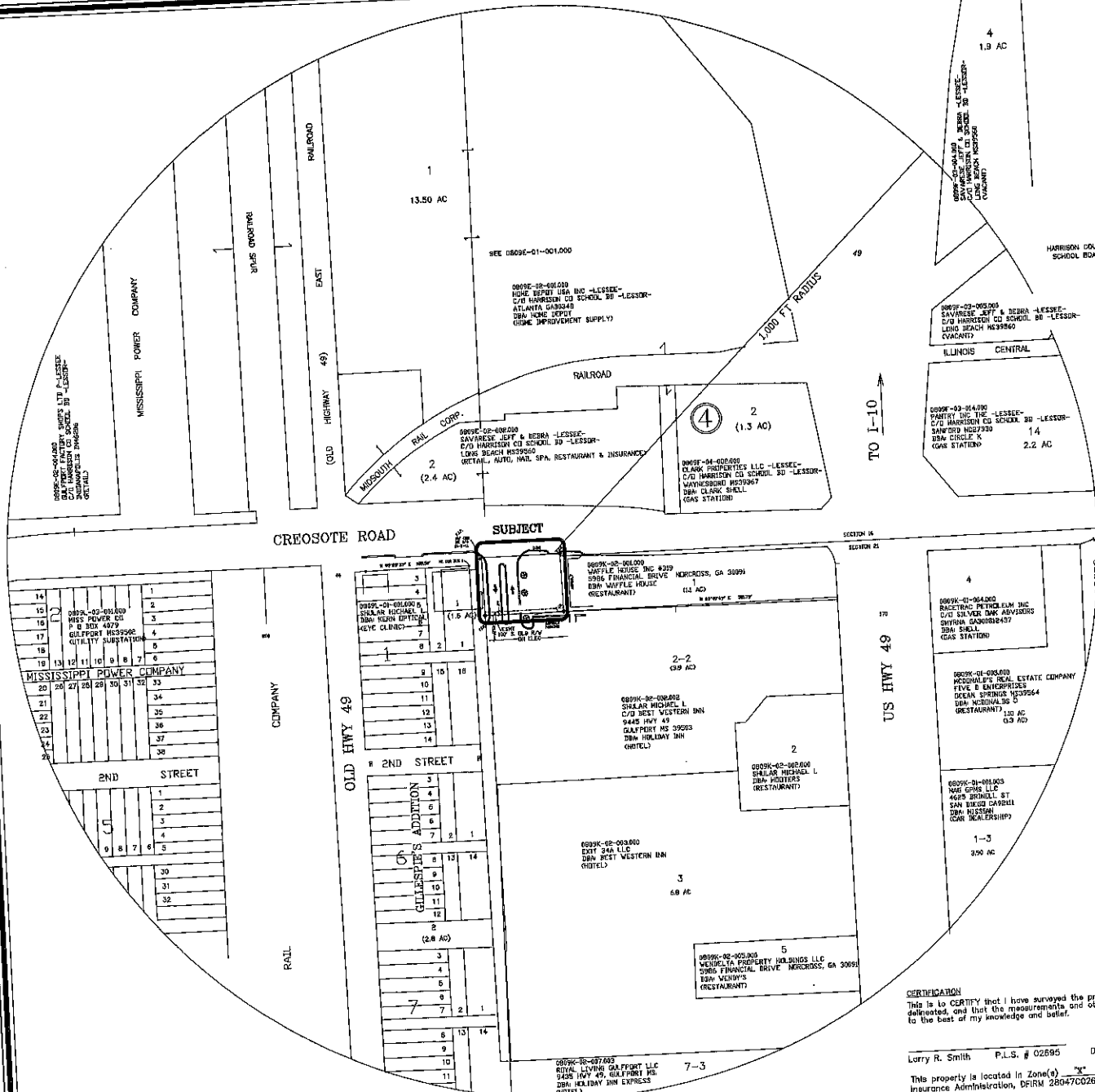
Larry R. Smith P.L.S. # 02895 Dated: 08/24/2022

This property is located in Zone(s) "X" as published by the Federal
Insurance Administration, DIRM 28047C0261G, effective 6/15/09

**LARRY SMITH
LAND SURVEYING**
105 N. KERN DRIVE
GULFPORT MS. 39503

PHONE:
228-669-0419

SHEET: 1 OF 1



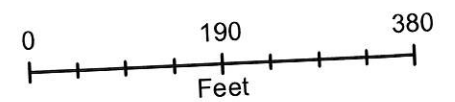
My Map



HARRISON COUNTY, MISSISSIPPI

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.
TAL FLURRY, TAX ASSESSOR.

MAP DATE: September 30, 2022



UTILITY PLAN NOTES

1. THE CONTRACTOR SHALL NOTIFY OVERSTREET & ASSOCIATES CONSTRUCTION PROJECT REPRESENTATIVE AND LOCAL JURISDICTIONAL INSPECTOR 48 HOURS BEFORE THE BEGINNING OF EACH PHASE OF CONSTRUCTION.
2. ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL, AND LOCAL CODES, AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER/DEVELOPER.
3. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS HE DISCOVERS IN THE PLAN.
4. DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE UNACCEPTABLE.
5. THE CONTRACTOR IS REQUIRED TO USE THE ONE-CALL CENTER TELEPHONE NUMBER FOR THE PURPOSE OF COORDINATING THE MARKING OF UNDERGROUND UTILITIES.
6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES AND TO TAKE WHATEVER STEPS ARE NECESSARY TO PROVIDE FOR THEIR PROTECTION. THE ENGINEER HAS DILIGENTLY ATTEMPTED TO LOCATE AND INDICATE ALL EXISTING FACILITIES ON THESE PLANS, HOWEVER, THIS INFORMATION IS SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS OF UTILITIES SHOWN OR NOT SHOWN. CONTRACTOR TO CONTACT THE UTILITY COMPANIES FOR EXACT LOCATION OF THEIR UTILITIES PRIOR TO STARTING CONSTRUCTION. ANY AND ALL DAMAGE MADE TO UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AND REPLACE.
7. THE CONTRACTOR SHALL COORDINATE LOCATION AND INSTALLATION OF ALL UNDERGROUND UTILITIES AND APPURTENANCES TO MINIMIZE DISTURBING CURBING, PAVING AND COMPACTED SUBGRADE.
8. UTILITY COORDINATION SHALL BE INCLUDED IN THE PROJECT SCHEDULE AND IT IS THE EXPLICIT RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT THE PROJECT SCHEDULE INCLUDES THE NECESSARY RELOCATION. THE CONTRACTOR SHOULD SEEK ASSISTANCE FROM ALL UTILITY COMPANIES TO LOCATE AND PROTECT THEIR FACILITIES.
9. FIRE HYDRANT AND WATER MAINS TO BE INSTALLED AND UNDER PRESSURE BEFORE ANY COMBUSTIBLE CONSTRUCTION IS STARTED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE BY HIS EQUIPMENT TO EXISTING UTILITIES, CROSS-DRAIN PIPES AND HEADWALLS.
11. ALL WATER & SANITARY SEWER CONSTRUCTION METHODS & MATERIALS SHALL CONFORM TO THE CITY OF GULFPORT STANDARD SPECIFICATIONS.
12. UNLESS DUCTILE IRON PIPE IS USED, MINIMUM COVER FOR SANITARY SEWER SHALL BE THREE(3) FEET.
13. ALL MANHOLES WITHIN THE 100-YEAR FLOOD PLAIN SHALL BE CONSTRUCTED THREE(3) FEET ABOVE GRADE.
14. NEOPRENE COUPLINGS WITH STAINLESS STEEL BAND AND SHEAR RINGS ARE REQUIRED FOR JOINING DIFFERENT TYPES OF SANITARY SEWER PIPES.
15. THE CONTRACTOR SHALL EXCAVATE FOR NEW SEWER TO ELEVATIONS SHOWN ON PLANS. THE CONTRACTOR SHALL TAKE EVERY NECESSARY PRECAUTION TO PROTECT EXISTING SEWER DURING CONSTRUCTION OPERATIONS. ALL EXCAVATION, SHORING AND BRACING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
16. THE CONTRACTOR SHALL EXPLORE AHEAD 200 FEET SO ADJUSTMENTS CAN BE MADE IN THE ALIGNMENT OF THE PIPE IN CASE OF CONFLICTS WITH EXISTING OR PROPOSED STRUCTURES, UTILITIES AND PIPING. ANY CONFLICTS EXPERIENCED DUE TO NEGLIGENCE OF THIS PROVISION SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
17. ALL EXCESS MATERIAL FROM EXCAVATION SHALL BE DISPOSED OF BY THE CONTRACTOR. COST FOR THIS WORK SHALL BE INCLUDED IN OTHER ITEMS OF WORK.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING PIPE FROM FLOATING. IF PIPE FLOATS DURING CONSTRUCTION, THE CONTRACTOR SHALL RELAY PIPE TO GRADE AT HIS EXPENSE.
19. THE CONTRACTOR SHALL FIELD VERIFY LOCATION AND INVERT OF SANITARY SEWER FOR CONNECTION TO EXISTING OR PROPOSED SEWER SYSTEM.
20. THE WATER SYSTEM IN THE PUBLIC RIGHT-OF-WAY WILL BECOME THE PROPERTY OF THE LOCAL UTILITIES BOARD UPON COMPLETION ONLY AFTER ACCEPTANCE BY THE CITY OF GULFPORT.
21. BEDDING REQUIREMENTS SPECIFIED HEREIN ARE TO BE CONSIDERED AS MINIMUMS FOR RELATIVELY DRY, STABLE EARTH CONDITIONS. ADDITIONAL BEDDING SHALL BE REQUIRED FOR ROCK, TRENCHED AND WET AREAS. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO PROVIDE SUCH ADDITIONAL BEDDING AS MAY BE REQUIRED TO PROPERLY CONSTRUCT THE WORK.
22. NATURAL GAS REQUIREMENTS SHALL BE PROVIDED TO THE UTILITIES DEPARTMENT ONE(1) MONTH PRIOR TO SERVICE REQUEST.
23. ALL TRAFFIC PLANS SHALL BE COORDINATED WITH THE CITY OF GULFPORT.
24. ALL PROPERTY LINE MARKERS (IRON PINS, CONCRETE MONUMENTS, ETC.) DESTROYED DURING CONSTRUCTION SHALL BE REPLACED IN KIND BY THE CONTRACTOR. THE CONTRACTOR SHALL EMPLOY A LAND SURVEYOR REGISTERED IN THE STATE OF MISSISSIPPI TO RESET PROPERTY MARKERS. THE COST FOR THIS WORK SHALL BE INCLUDED IN OTHER ITEMS OF WORK.

SITE NOTES

1. ALL CONCRETE SHALL BE MOOT CLASS B, 3,000 PSI AT 28 DAYS COMPRESSIVE STRENGTH WITH A MAXIMUM SLUMP OF 4" UNLESS NOTED OTHERWISE. ALL EXPOSED CONCRETE TO HAVE A FINE BROOM FINISH.
2. ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER OR TENANT.
3. ALL DIMENSIONS ARE FACE OF CURB AND FACE OF BUILDING OR AS NOTED.
4. NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY PER MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, PART VI, SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
5. NO SEPARATE PAY ITEM FOR REMOVAL OF ASPHALT, CONCRETE, PIPE, INLETS, ETC. WORK TO BE CONSIDERED A SUBSIDIARY ITEM OF CLEARING AND GRUBBING.
6. ALL NEW CONCRETE WORK - SIDEWALKS, CURBING, DRIVEWAYS - TO MATCH EXISTING WHERE THEY JOIN.

GRADING AND DRAINAGE NOTES

1. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES AROUND WORK AND SHALL PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION.
2. ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIER AND DETENTION FACILITIES ARE CONSTRUCTED.
3. ALL SEDIMENT CONTROL DEVICES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING.
4. ALL SLOPES SHALL BE STABILIZED AS SOON AS POSSIBLE.
5. COMPACTION OF THE BACKFILL OF ALL TRENCHES SHALL BE FREE OF ORGANIC OR OTHERWISE DELETERIOUS MATERIALS AND COMPACTED TO MINIMUM DRY DENSITIES CORRESPONDING TO SIZE OF MAXIMUM DRY DENSITY AS OBTAINED BY STANDARD PROCTOR, ASTM D998 AND AT-10 FROM ROOTS, STUMPS OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED AT OR NEAR OPTIMUM MOISTURE. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. ALL FILL MATERIAL TO BE UTILIZED ON THE PROJECT SHALL BE FREE OF ORGANIC OR OTHERWISE DELETERIOUS MATERIALS AND COMPACTED TO MINIMUM DRY DENSITIES CORRESPONDING TO SIZE OF MAXIMUM DRY DENSITY AS OBTAINED BY STANDARD PROCTOR, ASTM D998 AND AT-10 FROM ROOTS, STUMPS OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED AT OR NEAR OPTIMUM MOISTURE. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. MAXIMUM SLOPE OF EMBANKMENT SHALL BE 3.0 FEET HORIZONTAL TO 1.0 FOOT VERTICAL, UNLESS OTHERWISE SHOWN ON THE PLANS.
8. PROPOSED CONTOUR INTERVALS ARE AS LABELED. ALL PROPOSED CONTOURS ARE FINISHED GRADES.
9. THE CONTRACTOR WILL INSURE THAT POSITIVE AND ADEQUATE DRAINAGE IS MAINTAINED AT ALL TIMES WITHIN THE PROJECT LIMITS. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, REPLACEMENT OR RECONSTRUCTION OF EXISTING DRAINAGE STRUCTURES THAT HAVE BEEN DAMAGED OR REMOVED OR REGRADING AS REQUIRED BY THE ENGINEER, EXCEPT FOR THOSE DRAINAGE ITEMS SHOWN AT SPECIFIC LOCATIONS IN AND HAVING SPECIFIC PAY ITEMS IN THE DETAILED ESTIMATE. NO SEPARATE PAYMENT WILL BE MADE FOR ANY COSTS INCURRED TO COMPLY WITH THIS REQUIREMENT.
10. EXCESS EARTH CUT MATERIAL, IF ANY, SHALL BECOME THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE APPROVED TO BE PLACED ON SITE BY THE OWNER.
11. ALL STORM DRAINAGE PIPE SHALL BE LAID ON SMOOTH CONTINUOUS GRADES WITH NO VISIBLE BENDS AT JOINTS.
12. ALL STORM DRAINAGE INLET STRUCTURES SHALL HAVE METAL FRAME AND COVER FOR ACCESS.
13. THE CONTRACTOR SHALL PROVIDE ANY EXCAVATION AND MATERIAL SAMPLES NECESSARY TO CONDUCT REQUIRED SOIL TESTS. ALL ARRANGEMENTS AND SCHEDULING FOR THE TESTING SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
14. SOILS TESTING AND ON-SITE INSPECTION SHALL BE PERFORMED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. THE SOILS ENGINEER SHALL PROVIDE COPIES OF TEST REPORTS TO THE CONTRACTOR, THE OWNER AND THE OWNER'S REPRESENTATIVE AND SHALL PROMPTLY NOTIFY THE CONTRACTOR, THE OWNER AND THE CONTRACTOR SHOULD WORK PERFORMED BY THE CONTRACTOR FAIL TO MEET THESE SPECIFICATIONS.

- * ANY DAMAGE TO EXISTING SIDEWALK, CURBING, OR DRAINAGE FACILITIES DURING CONSTRUCTION SHALL BE REPLACED/REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
- ** ANY SAW CUTTING OF RIGID OR FLEXIBLE PAVEMENT TO ALL THE INS SHALL BE A SUBSIDIARY OF ITEM 206-C ASPHALT REMOVAL.

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL DRAINAGE SWALES MUST BE GRASSED AND RIP-RAP MUST BE PLACED AS SHOWN TO CONTROL EROSION.
2. SILT FENCE MUST MEET THE REQUIREMENTS OF LOCAL JURISDICTIONAL AGENCY, SAID REQUIREMENTS AS SHOWN BY THESE PLANS.
3. DISTURBED AREAS SHALL BE VEGETATED AFTER CONSTRUCTION.
4. ADDITIONAL EROSION CONTROL MEASURES OR SILT BARRIERS TO BE PLACED AS SHOWN AND/OR DIRECTED BY THE PROJECT ENGINEER AND/OR LOCAL JURISDICTIONAL INSPECTOR.
5. WHEN ANY CONSTRUCTION BORDERS A DRAINAGE COURSE:
 - A. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY BUILDING OR OTHER EXCAVATION SPOIL DIRT, CONSTRUCTION TRASH OR DEBRIS, ETC., FROM THE DRAINAGE AREA SHOWN HEREON IN AN EXPEDITIOUS MANNER AS CONSTRUCTION PROGRESSES.
 - B. THE CONTRACTOR HEREBY AGREES TO STOP ALL WORK AND RESTORE THESE AREAS IMMEDIATELY UPON NOTIFICATION BY THE LOCAL JURISDICTIONAL INSPECTOR AND/OR PROFESSIONAL ENGINEER.
6. FOR ALL CONSTRUCTION ALONG AND/OR ACROSS WATERWAYS, BANK PROTECTION AND STABILIZATION SHALL BE REQUIRED AS PER LOCAL JURISDICTIONAL EROSION LAWS.
7. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED. CONSTRUCTION ENTRANCE PADS SHALL BE INSTALLED BY THE CONTRACTOR AT CONSTRUCTION ACCESS POINTS PRIOR TO LAND DISTURBANCE AND SHALL BE MAINTAINED FOR DURATION OF THE PROJECT.
8. A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON THE SITE WHENEVER LAND DISTURBING ACTIVITY IS IN PROGRESS.
9. CONSTRUCT SILT FENCE ALONG THE DOWNSTREAM SIDE OF ALL PROPOSED FILL CONSTRUCTION.
10. EROSION CONTROL DEVICES SHALL BE INSTALLED IMMEDIATELY PRIOR TO GROUND DISTURBANCE OCCURRING. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DETAIL IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
11. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. CONTRACTOR SHALL CLEAN OUT ALL SEDIMENT PONDS WHEN REQUIRED BY THE ENGINEER OR LOCAL JURISDICTIONAL INSPECTOR. CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
12. THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN THE SILT IS WITHIN 12" OF THE TOP OF THE SILT FENCE UTILIZED FOR EROSION CONTROL. IN THE DETENTION POND, SILT SHALL BE REMOVED WHEN A DEPTH OF 18" HAS ACCUMULATED AT THE WEIR.
13. ALL EASEMENTS DISTURBED MUST BE DRESSED AND GRASSED TO CONTROL EROSION IN ACCORDANCE WITH EASEMENT PLATS PRIOR ACCEPTANCE.
14. SILT BARRIERS TO BE PLACED AT DOWNSTREAM TOE OF ALL CUT AND FILL SLOPES.
15. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES AROUND THE WORK AND SHALL PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION.
16. TREE PROTECTION AND EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
17. ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIER AND DETENTION FACILITIES ARE CONSTRUCTED.
18. ALL SEDIMENT CONTROL DEVICES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING.
19. ALL DISTURBED AREAS TO BE GRASSED AS SOON AS POSSIBLE.
20. ALL SLOPES SHALL BE STABILIZED AS SOON AS POSSIBLE.
21. GRASS AREAS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED WITH GRASS IN KIND. IN AREAS OF INDECOMPHABLE GRASSES-USE CENTPEDEE.
22. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM REQUIRED MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL DEVICES TO ENSURE THEIR FUNCTION AT ALL TIMES.
23. LENGTH OF RIP RAP AREA SHALL BE SIX(6) TIMES THE DIAMETER OF THE STORM DRAIN PIPE. WIDTH OF RIP RAP AREA SHALL BE THREE(3) TIMES THE DIAMETER AT THE MOUTH OF THE PIPE AND TWO(2) TIMES THE DIAMETER AT THE DOWNSTREAM END.
24. THE CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT FROM THE DETENTION POND UPON PROJECT COMPLETION.
25. CONTRACTOR SHALL TAKE MEASURES TO KEEP SEDIMENT FROM BEING TRACKED ONTO PUBLIC ROADS AND SHALL PROMPTLY CLEAN UP ANY SEDIMENT TRACKED ONTO PUBLIC ROADS.
26. CONTRACTOR SHALL PROTECT EXISTING STORM DRAIN INLETS FROM SEDIMENT.

NOTE: THE NOTES HEREIN SHALL NOT SUPPERCEDE THOSE ON OTHER DRAWINGS.

PROJECT NAME: CREOSOTE ROAD DEVELOPMENT PROJECT NO: 1253		DATE: 1/17/2022	
DRAWN BY: JAP		CHECKED BY: JAP	
DESIGNED BY: JAP		DETAILS BY: JAP	
CHECKED BY: JAP		CHECKED BY: JAP	
DATE: 1/17/2022		DATE: 1/17/2022	
NO.		DATE	
GENERAL NOTES			
CREOSOTE ROAD COMMERCIAL DEVELOPMENT SHULAR CONTRACTING INC.			
SHEET NUMBER C2			



SITE DATA	
TOTAL LOT AREA	15,289.82 SQ. FT. = 0.351 AC
PARCEL NUMBER	0809K-02-002.001
OWNER INFORMATION	SHULAR HARRISON HOLDINGS 8475 HWY 48 GULFPORT, MS 39503
NUMBER OF BUILDINGS	3,000
TOTAL BUILDING SQ. FT.	18,438
BUILDING COVERAGE	180
BUILDING HEIGHT	10
TOTAL PARKING REQUIRED	3000 SF/(1/300 SF) = 10 SPACES
TOTAL PARKING PROVIDED	14
LANDSCAPED AREA REQUIRED (10X)	1528.86 SQ. FT.
LANDSCAPED AREA PROVIDED (32.83X)	5023.60 SQ. FT.
TOTAL UNITS	1
DENSITY	2.85 UNITS/ACRE
PROPERTY USE	COMMERCIAL
CURRENT ZONING	B4

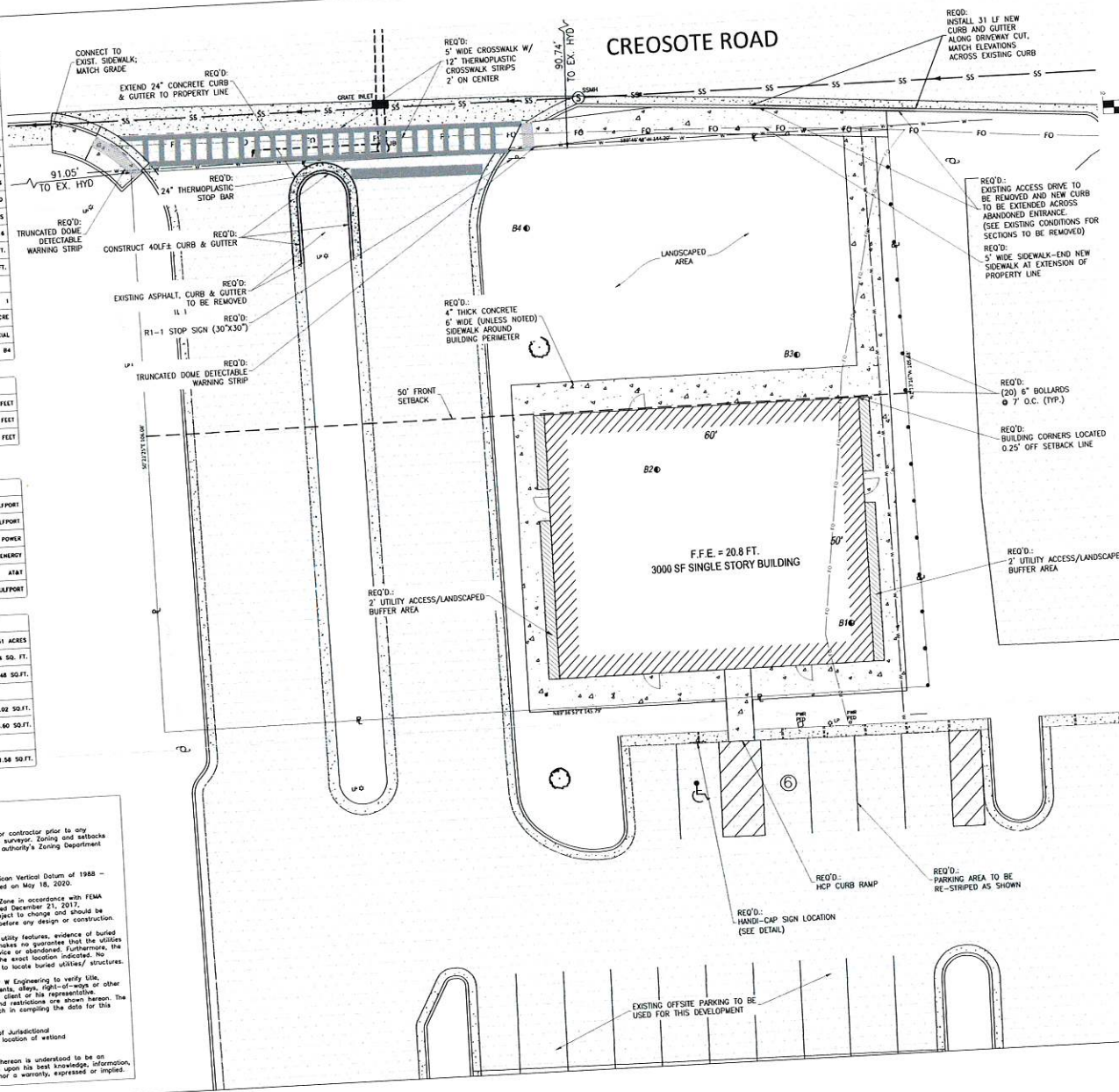
SETBACKS	
FRONT	50 FEET
SIDE	0 FEET
REAR	0 FEET

UTILITY PROVIDERS	
WATER	CITY OF GULFPORT
SEWER	CITY OF GULFPORT
ELECTRICITY	MISSISSIPPI POWER
GAS	CENTRAL ENERGY
TELECOMMUNICATIONS	AT&T
GARBAGE	CITY OF GULFPORT

SITE AREA TABLE	
TOTAL SITE AREA	0.351 ACRES
PRE-DEV IMPERVIOUS AREA	5,474.44 SQ. FT.
PRE-DEV PAVED AREA	8,823.48 SQ. FT.
POST-DEV IMPERVIOUS AREA	10,276.02 SQ. FT.
POST-DEV PAVED AREA	5023.60 SQ. FT.
NET INCREASE IN IMPERVIOUS AREA	4801.58 SQ. FT.

NOTES:

- Zoning: B4
Setback lines shall be verified by the owner, developer and/or contractor prior to any construction, as an abstract has not been performed by the surveyor. Zoning and setbacks are subject to change and should be verified with the local authority's Zoning Department before any design or construction.
- Base of Elevation:
The elevations shown herein are based on the "North American Vertical Datum of 1988 - NAVD 88" (Coast 120) using GPS GCGC-RIN System accessed on May 18, 2020.
- Flood Note: The property herein is not located in a Flood Zone in accordance with FEMA Flood Insurance Rate Map Panel Number 2804C0202B, dated December 21, 2017.
- Utilities: The utilities shown have been located from visible utility features, evidence of buried utilities, and previous construction drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. Furthermore, the surveyor does not warrant that the utilities shown are in the exact location indicated. No excavations were made during the progress of this survey to locate buried utilities/structures.
- No attempt has been made by Overstreet & Associates or W Engineering to verify title, actual legal ownership, deed restrictions, easements, covenants, rights-of-way or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown herein. The surveyor has made no title search or public record search in compiling the data for this survey.
- W Engineering has not and does not provide Delineation of Jurisdictional Wetlands. W Engineering did not receive nor research the location of wetland areas as delineated by the appropriate authority.
- The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.



LEGEND

- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- POWER PLAN
- POWER PEDESTAL
- LIGHT POLE
- SEWER MANHOLE
- DRAINAGE STRUCTURE
- PVC FIBER MARKER
- FLOW ARROW
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- DITCH FLOW
- SEWER MAIN
- OVERHEAD POWER LINE
- FIBER OPTIC LINE
- GEOTECH BORING

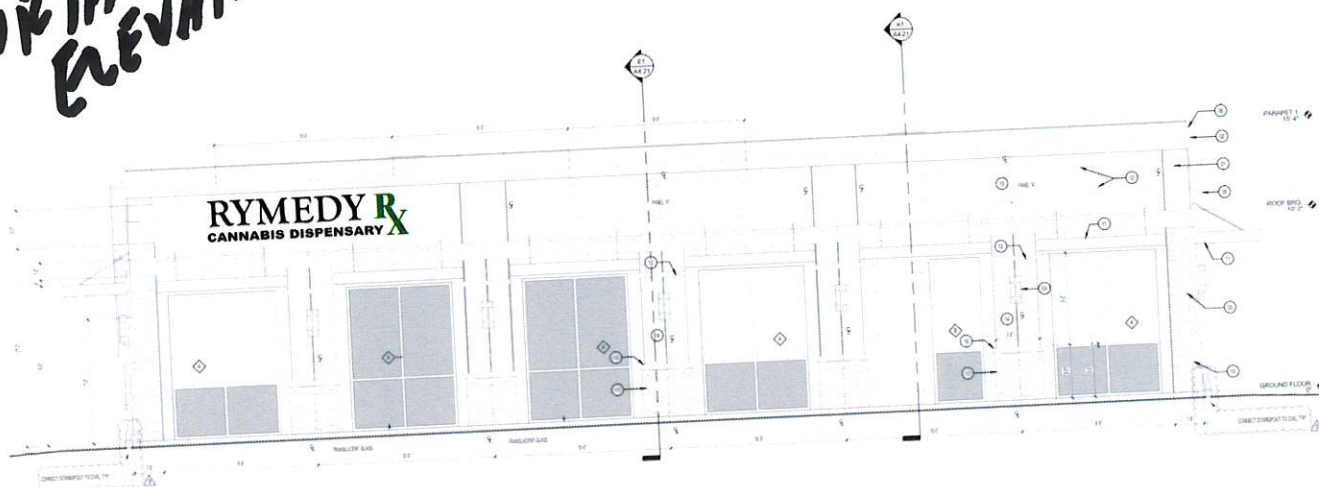
UTILITY NOTE

UTILITY LOCATIONS WERE OBTAINED VIA TOPOGRAPHIC SURVEY AND MS 811 LINE LOCATE. CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES PRIOR TO EXCAVATION. THE RESPECTIVE UTILITY PROVIDERS ARE REQUIRED TO BE NOTIFIED 48 HOURS PRIOR TO ANY LAND DISTURBING ACTIVITIES.

PROJECT LOCATION	1253-04-Site Plan
PROJECT NUMBER	1253
DATE	11/3/2022
BY	
REVISION DESCRIPTION	
DATE	
NO.	
	
CREOSOTE ROAD COMMERCIAL DEVELOPMENT SHULAR CONTRACTING INC.	
SITE PLAN	
SHEET NUMBER	C4

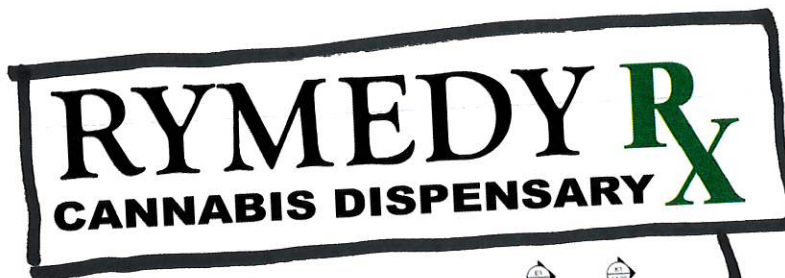
PROPOSED EAST WALL SIGN

NORTH
ELEVATION

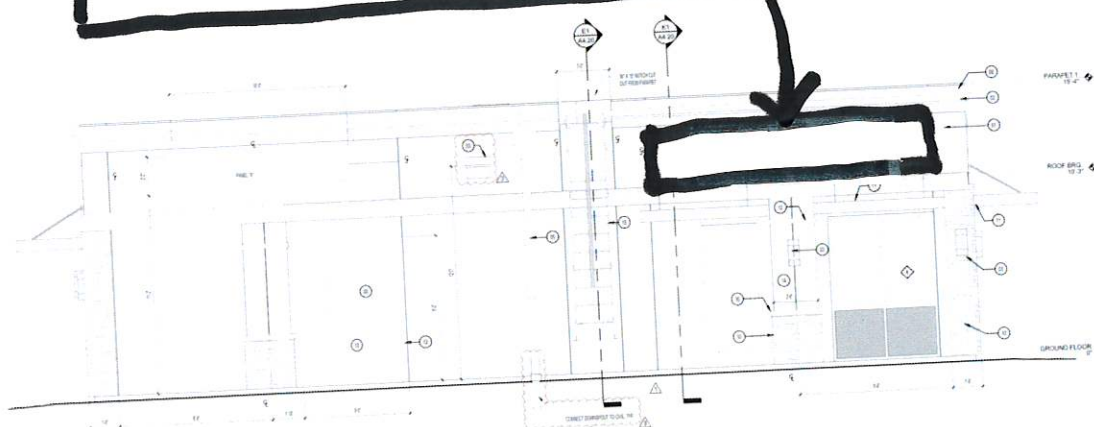


E1 EXTERIOR ELEVATION - REAR
38' x 110'

LIGHTED CHANNEL
LETTERS 29.5" x 144"
29.5 sq. ft.



EAST
ELEVATION
(X)



LIGHTED CHANNEL
LETTERS 29.5" x 144"
29.5 sq. ft. **CANNABIS
DISPENSARY**

K1 EXTERIOR ELEVATION - EAST
38' x 110'



GENERAL NOTES:

1. ALL EXTERIOR SIGNS SHALL BE PERMITTED.
2. PERMITTING AGENCY SHALL BE NOTIFIED OF ANY SIGNAGE CHANGES.
3. CONTRACTOR TO FILL OUT ALL SIGNAGE WITH APPROVED BY CITY.
4. EXISTING SIGNAGE TO BE REMOVED.
5. EXISTING SIGNAGE TO BE REMOVED WITH APPROVED BY CITY.

ELEVATION LEGEND:

1. 1" = 10' EXTERIOR ELEVATION OF EXISTING SIGN.
2. 1" = 10' EXTERIOR ELEVATION OF EXISTING SIGN.
3. 1" = 10' EXTERIOR ELEVATION OF EXISTING SIGN.
4. 1" = 10' EXTERIOR ELEVATION OF EXISTING SIGN.
5. 1" = 10' EXTERIOR ELEVATION OF EXISTING SIGN.
6. 1" = 10' EXTERIOR ELEVATION OF EXISTING SIGN.
7. 1" = 10' EXTERIOR ELEVATION OF EXISTING SIGN.
8. 1" = 10' EXTERIOR ELEVATION OF EXISTING SIGN.
9. 1" = 10' EXTERIOR ELEVATION OF EXISTING SIGN.
10. 1" = 10' EXTERIOR ELEVATION OF EXISTING SIGN.

11. 1" = 10' EXTERIOR ELEVATION OF EXISTING SIGN.
12. 1" = 10' EXTERIOR ELEVATION OF EXISTING SIGN.
13. 1" = 10' EXTERIOR ELEVATION OF EXISTING SIGN.

ISSUE HISTORY

No.	Date	Description
1	01/10/2021	PERMIT SET

REVISION HISTORY

No.	Date	Description
1	01/10/2021	GENERAL REVISIONS
2	01/10/2021	REVISIONS



GULFPORT RETAIL SHELL

Drawn	Check	Project #
01/10/2021	01/10/2021	01/10/2021

EXTERIOR ELEVATIONS

A4.02



PROPOSED
SIGN LOCATION

H
Holiday Inn



LIMITED WARRANTY DEED

STATE OF MISSISSIPPI
COUNTY OF HARRISON

BOOK 981 OF 140

For and in consideration of the sum of TEN AND NO/100---(\$10.00)---DOLLARS
AND OTHER GOOD AND VALUABLE CONSIDERATIONS, cash in hand paid, the receipt of
which is hereby acknowledged, WAFFLE HOUSE, INC., a Georgia Corporation (Grantor)
does hereby sell, convey and warrant unto MICHAEL L. SHULAR (Grantee) the following
described land situated and being in Harrison County, Mississippi, described more
particularly as follows:

A parcel of land situated and being located in the Northeast 1/4 of Section
21, Township 7 South, Range 11 West, First Judicial District of Harrison
County, Mississippi and being more particularly described as: Commencing
at the northwest corner of the said Northeast 1/4; thence run North 89
degrees 40 minutes East 3.5 feet along the south margin of Creosote Road
to the Point of Beginning; thence run from said Point of Beginning North
89 degrees 40 minutes East 144.2 feet along the south margin of Creosote
Road; thence run South 01 degrees 20 minutes East 106.1 feet; thence run
South 39 degrees 40 minutes West 145.8 feet; thence run North 00 degrees
27 minutes West 106.1 feet to the Point of Beginning.

Said property is conveyed subject to all covenants, easements and restrictions
of record, to utility easements and to all liens for taxes which are unpaid but not
yet due and to the following restrictive covenants:

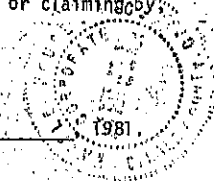
GRANTEE herein warrants and covenants that GRANTEE will not buy, sell, lease
or otherwise make available the demised premises for use for restaurant and
foodservice purposes for a period of 50 years from the date hereof. This
covenant shall be binding upon Grantee, his successors, assigns or beneficiaries.
GRANTEE does further agree that he will not convey any parcel of land within
the restricted area except by lease or deed containing restrictive covenants
equivalent to the above, which fully protect GRANTOR'S interest herein. Any
subsequent purchaser or lessee under the GRANTEE does hereby agree to be bound
by the same provisions and agrees that the foregoing covenant is attached to
and running with the land.

RBH
12/11

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the proper use and benefit of the GRANTEE, his heirs and assigns forever in Fee Simple.

AND THE SAID GRANTOR, for its successors and assigns will warrant and forever defend the right and title to the above described property, unto GRANTEE, his heirs and assigns, against the claims of all persons owning, holding, or claiming by, through or under the said GRANTOR.

WITNESS my signature this 25th day of August, 1981.



Attest: [Signature]
Secretary/Treasurer

WAFFLE HOUSE, INC., a Georgia Corporation
By: [Signature]
Vice President

STATE OF GEORGIA
COUNTY OF DEKALB

Personally appeared before me, the undersigned Notary Public, the within named R. B. Benjamin and T. G. Henson, who acknowledged that they are the Vice President and ASST. SECRETARY, respectively, of the above named WAFFLE HOUSE, INC., a Georgia Corporation, who severally acknowledged that for and on behalf of said corporation, they signed, sealed and delivered the above and foregoing instrument on the day and year herein mentioned as the act and deed of said corporation, being thereunto first duly authorized so to do.

Given under my hand and official seal this 25th day of August, 1981.

[Signature]
Notary Public, Georgia State at Large

My Commission Expires:

Notary Public, Georgia, State at Large
My Commission Expires May 2, 1983



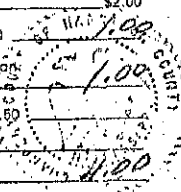
2748

STATEMENT OF FEES

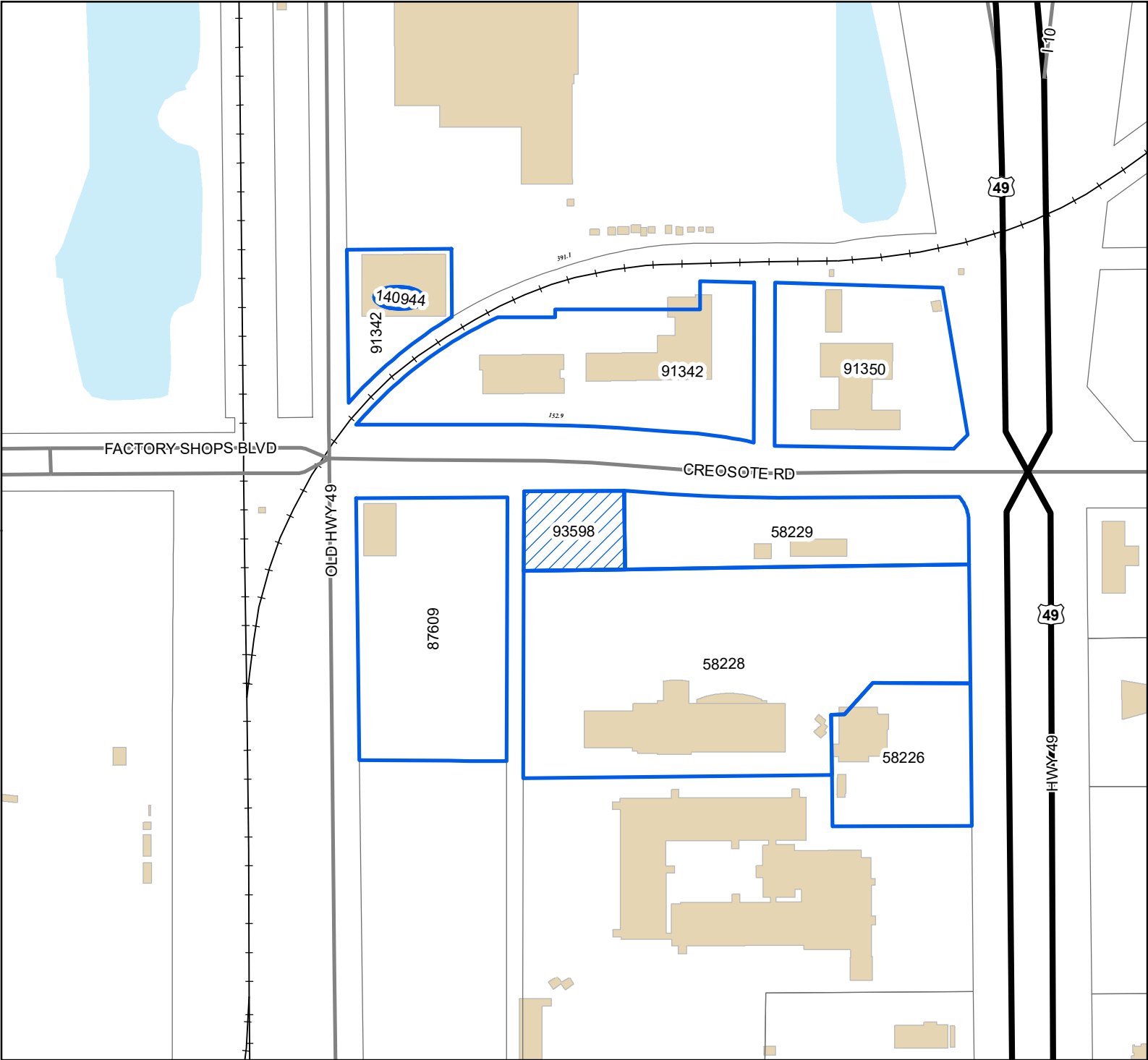
First Page \$2.00
Add. Page at \$1.00
Abstracting/Section at \$1.00
Marginal Entry at \$0.50
Other
Total Fees

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

I hereby certify that this instrument was received and filed for record at 4 o'clock and 21 minutes P. M. on 3 day of MAY, A.D. 19 81 and recorded MAY 8 81 in Records of Deeds Book 981 Pages 140-141
By [Signature] G.N. CREELE, County Clerk, D.C.

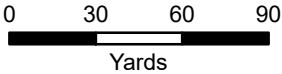


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
			SHULAR MS HOLDINGS, LLC (OWNER)	9475 HWY 49	GULFPORT	MS	39503
			ADDISON RIEMANN (AGENT)	520 CHAMPLIN ST	GULFPORT	MS	39507
			Adjacent Property Owners(2403ZB036)				
58229	0809K-02-001.000		WAFFLE HOUSE INC #319	5986 FINANCIAL DRIVE	NORCROSS	GA	30091
91350	0809F-04-002.000		CLARK PROPERTIES LLC -LEASE-	HARRISON CO SCHOOL BOARD	WAYNESBORO	MS	39367
93598	0809K-02-002.001		SHULAR MISSISSIPPI HOLDINGS LLC	9475 HWY 49	GULFPORT	MS	39503
58228	0809K-02-002.002		SHULAR MISSISSIPPI HOLDINGS LLC	9475 HWY 49	GULFPORT	MS	39503
58226	0809K-02-002.000		SHULAR MISSISSIPPI HOLDINGS LLC	9475 HWY 49	GULFPORT	MS	39503
91342	0809E-02-002.000		GULFPORT HOLDINGS LLC -SUBLESSEE-	SAVARESE JEFF & DEBRA -LESSEE-	DESTIN	FL	32541
140944	0809E-02-002.001		GULFPORT HOLDINGS LLC -SUBLESSEE-	SAVARESE JEFF & DEBRA -LESSEE-	DESTIN	FL	32541
87609	0809L-01-001.000		SHULAR MISSISSIPPI HOLDINGS LLC	9475 HWY 49	GULFPORT	MS	39503



Legend

- Site
- Adjacent Properties
- US or State Highway
- Street
- Railroad
- 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 2403ZB036, by agent Robert Addison Riemann, seeking approval for an additional wall sign on the eastern elevation, Tax Parcel 0809K-02-002.001, 15223 Creosote Road, Zoned B-4 (Highway-business), Ward 3

To Applicants and Adjacent Property Owners:

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

RE: Variance 2403ZB036, by agent Robert Addison Riemann, seeking approval for an additional wall sign on the eastern elevation, Tax Parcel 0809K-02-002.001, 15223 Creosote Road, Zoned B-4 (Highway-business), Ward 3

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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	525462	Print Legal Ad-IPL01617860 - IPL0161786		\$112.15	2	76 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 PM., Thursday, March 21, 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 2403ZB021, by owner Gregory Woodard, seeking approval for a 1,430 square-foot accessory structure where 600 square feet is the size limit, Tax Parcel 0807K-01-018.017, 13324 Harper Court, Zoned R-1-15 (Single-family), Ward 7

Variance 2403ZB022, by owner Gregory Woodard, seeking approval for a side yard setback of 8 feet, where 15 feet is required, Tax Parcel 0807K-01-018.017, 13324 Harper Court, Zoned R-1-15 (Single-family), Ward 7

Variance 2403ZB023, by owner Gregory Woodard, seeking approval for a 24-foot tall accessory structure where 14 feet is the height limit, Tax Parcel 0807K-01-018.017, 13324 Harper Court, Zoned R-1-15 (Single-family), Ward 7

Variance 2403ZB026, by agent Rebecca Gillum, seeking approval for 5-foot side yard setbacks, where 8 feet is required, Tax Parcel 0811G-04-116.000, 2011 17th Ave, Zoned R-2 (Single-family), Ward 3

Variance 2403ZB028, by agent Michael Hester, seeking approval for a 9-foot tall fence along the rear of the property where six feet is the height limit, Tax Parcel 1010K-03-048.000, 2209 Swetman Blvd, R-1-7.5 (Single-Family), Ward 2

Special Exception 2403SC031, by agent Tyler Hickman, seeking approval for daiquiri shop, Tax Parcels 0908N-04-004.000, 0908N-04-004.001, 13211 Dedeaux Road, Zoned B-1 (Neighborhood business), Ward 5

Variance 2403ZB033, by owners Joseph and Rebecca Cowart, seeking approval for a 2400 detached accessory structure, Tax Parcel 0811B-01-037.000, 2601 15th Avenue, Zoned B-2 (General Business), Ward 3

Variance 2403ZB034, by owner Kevin Myers, seeking approval for a 960 square foot accessory structure, Tax Parcel 0811G-06-026.000, 1625 19th Ave, Zoned T4L (General Urban Zone "Limited"), Ward 2

Variance 2403ZB035, by owner Kevin Myers, seeking approval for a rear yard setback of 50 inches (4.17 ft) and a side yard setback of 53 inches (4.42 feet), Tax Parcel 0811G-06-026.000, 1625 19th Ave, Zoned T4L (General Urban Zone "Limited"), Ward 2

Variance 2403ZB036, by agent Robert Addison Riemann, seeking approval for an additional wall sign on the eastern elevation, Tax Parcel 0809K-02-002.001, 15223 Creosote Road, Zoned B-4 (Highway-business), Ward 3

Variance 2403ZB041, by agent Tiffany Marshall, seeking approval for zero required parking for all future uses, Tax Parcels 0811E-02-042.000, 0811E-02-043.000, 0811E-02-044.000, 1512 30th Ave, 1516 30th Ave, 1518 30th Ave, 1520 30th Ave, 1522 30th Ave, 1528A 30th Ave, 1528B 30th Ave, Zoned T6 (Urban Core Zone), Ward 2

Variance 2403ZB042, by agent Tiffany Marshall, seeking approval for backing into city right of way, Tax Parcels 0811E-02-042.000, 0811E-02-043.000, 0811E-02-044.000, 1512 30th Ave, 1516 30th Ave, 1518 30th Ave, 1520 30th Ave, 1522 30th Ave, 1528A 30th Ave, 1528B 30th Ave, Zoned T6 (Urban Core Zone), Ward 2

Variance 2403ZB043, by agent David Machado, seeking approval for a building height of 55 feet and 3 inches where 50 feet is the height limit, Tax Parcel 0710P-01-004.000, 2809 34th Avenue, Zoned I-1 (Light-industry), Ward 1

This the 1st day of March 2024
A. Leslie North, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
PO210200
IPL0161786
Mar 6 2024

STATE OF MISSISSIPPI COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared Stephanie Hatcher, 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:
03/06/24

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.

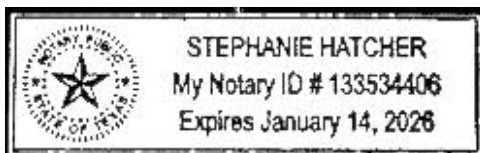
Stephanie Hatcher

Sworn to and subscribed before me this 11th day of March 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!



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	536503	Print Legal Ad-IPL01664790 - IPL0166479		\$71.65	1	72 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, April 18, 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 2403ZB032, by agent Terry Robinson, seeking approval for zero required parking for retail use, Tax Parcel 0910N-06-014.000, 3200 B Ave, Zoned B-2 (General-business), Ward 4

Variance 2404ZB041, by owner Kay Webber Cochran, seeking approval for an additional accessory structure, Tax Parcels 0811H-02-034.000, 0811H-02-035.000, 1524 Olive Ave, 1526 Olive Ave, Zoned R-1-7.5 (Single-family), Ward 2

Variance 2404ZB042, by owner Kay Webber Cochran, seeking approval for an 8-foot fence where 4-feet is the height limit, Tax Parcels 0811H-02-035.000, 0811H-02-034.000, 1524 Olive Avenue, 1526 Olive Avenue, Zoned R-1-7.5 (Single-family), Ward 2

Variance 2404ZB048, by agent Terry Robinson, seeking approval for parking to pull out onto city right of way, Tax Parcel 0910N-06-014.000, 3200 B Ave, Zoned B-2 (General-business), Ward 4

Variance 2404ZB052, by agent Patricia Tomasello, seeking approval for lot size of 6352 square feet where 7500 square feet is required, Tax Parcel 0710O-02-102.002, 29th Street, Zoned R-B (Residence-business), Ward 1

Variance 2403ZB036, by agent Robert Addison Riemann, seeking approval for an additional wall sign on the eastern elevation, Tax Parcel 0809K-02-002.001, 15223 Creosote Road, Zoned B-4 (Highway-business), Ward 3

This the 28th day of March 2024
A. Leslie North, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0166479
Apr 3 2024

STATE OF MISSISSIPPI COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared Mary Castro, 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:
04/03/24

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.

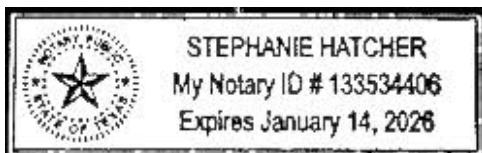
Mary Castro

Sworn to and subscribed before me this 3rd day of April 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: April 18, 2024

Re: Variance 2404ZB041:

Variance 2404ZB041, by owner Kay Webber Cochran, seeking approval for an additional accessory structure, Tax Parcels 0811H-02-034.000, 0811H-02-035.000, 1524 Olive Ave, 1526 Olive Ave, Zoned R-1-7.5 (Single-family), Ward 2

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2404ZB041

Hearing Date: April 18, 2024

Current Zoning/Use: R-1-7.5 / Single Family

Legal: Variance 2404ZB041, by owner Kay Webber Cochran, seeking approval for an additional accessory structure, Tax Parcels 0811H-02-034.000, 0811H-02-035.000, 1524 Olive Ave, 1526 Olive Ave, Zoned R-1-7.5 (Single-family), Ward 2

TECHNICAL DETAILS

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

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

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

Technical Report

VARIANCE

The applicant requests a variance to allow for a 128 square-foot, pre-fabricated, greenhouse to be placed on their property. The applicant has an existing utility shed; the greenhouse is considered an additional accessory structure. At the time the application was submitted into our office, the ordinance stated no more than one detached accessory building may be permitted on a parcel or lot in which a single or multi-family structure exists.

- (a) The applicant does not adequately answer this question. They did not identify any peculiarities with the land, structures or buildings that create special conditions or circumstances. The applicant does state that they are seeking approval to have more than one accessory structure, a small greenhouse, on their property.
- (b) The applicant does not adequately address the question. The greenhouse has already been delivered to the applicant's home. The applicant's actions directly result in these special conditions. Applicant states they did not realize the prefab greenhouse needed a permit; nor did they know that there is a one accessory-structure limit per main structure in our ordinance.
- (c) Applicant does not present any unnecessary hardships created by the physical character of the property. The applicant's property does not suffer any hardship.
- (d) Applicant does not adequately address the question. However, the applicant does state that they consider the greenhouse to be an asset to their property.
- (e) Applicant states that there are homes in their neighborhood with additional accessory structures; and believes that approval of the variance does not confer special privileges to the applicant. Upon staff review, the applicant's greenhouse structure is not in street view and will not negatively affect the harmony of the neighborhood.
- (f) This property is zoned R-1-7.5, 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 six hardship conditions to be met in order to justify a variance to allow for an additional accessory structure. Initially the greenhouse was placed on the vacant lot owned by the applicant. However, the applicant presented proof that their property that both parcels have combined and received by the Tax accessors Office. the adjacent parcel located at 1524 Olive Avenue, with their property located at 1526 Olive Avenue. The greenhouse is located on the newly combined parcel. The applicant's newly combined property currently contains the main structure, a utility shed, and a greenhouse. The eight-feet by sixteen-feet (8'x16') greenhouse does fall within the size and height requirements for an accessory structure. It also meets the required setbacks for the zoning district; approval of the request would be in harmony with the neighborhood.

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; until the new accessory building ordinance goes into effect on April 17, 2024.

Technical Report

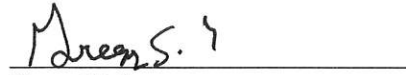
VARIANCE

DEPARTMENTAL CONDITIONS

<u>Engineering:</u>	No comment as of 04/09/2024.
<u>Public Works:</u>	No conditions. Memo dated 04/04/2024.
<u>Traffic and Safety:</u>	No conditions. Memo dated 04/02/2024.
<u>Building Code Services:</u>	Must meet all current building codes and City of Gulfport Ordinances. 04/09/2024.
<u>GIS:</u>	No conditions. Memo dated 04/01/2024.
<u>Police Department:</u>	No comment as of 4/9/2024.
<u>Fire Department:</u>	No conditions. Memo dated 03/27/2024.
<u>City Arborist:</u>	No conditions. Memo dated 03/27/2024.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department

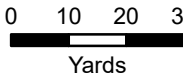


- US or State Highway
- Street
- Alley

- Parcels
- Buildings

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

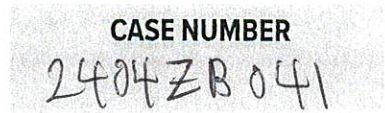
Site Information
0811H-02-034.000
0811H-02-035.000
Zoning: R-1-7.5 (Single-family)
Size: 13820 sqft
Flood: X



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:KAY WEBBER COCHRAN

Printed Name of Owner

386-A Hwy 7, South

Mailing Address

OXFORD MS 38655

City

State

Zip Code

662-380-3811

Home Phone

Work/Cell Phone

Email

Kay.DOWEN.WEBBER@gmail.com

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) _____

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: _____

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.

I am asking the variance board to grant approval/permission for an additional structure, a small greenhouse.

The pre-fab greenhouse has been delivered and is on the property. I did not realize I needed a permit or there was a limit to one structure other than my house.

I feel the greenhouse is an asset to my property. Several properties near me (on Second Street) have multiple structures. A greenhouse in relation to a single home is allowed by right.



COVENANT AFFIDAVIT

I, KAY WEBBER COCHRAN being property owner or agent of the property 1526 OLIVE AVE, GULFPORT
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

Kay Webber Cochran
SIGNATURE

12th February 2024
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 13th day of February, 2024

Samuel Sweeting
NOTARY PUBLIC

05/22/27
COMMISSION EXPIRATION



BUY OR RENT TO OWN! NO CREDIT CHECK!



GREEN HOUSE

Industrial Grade
Clear Polycarbonate

**20X
STRONGER**
Than Fiberglass



8' x 12'

\$4575⁰⁰
+Tax

36 MO. RTO	48 MO. RTO	60 MO. RTO
\$211.81 +Tax	\$190.63 +Tax	\$169.44 +Tax

8' x 16'

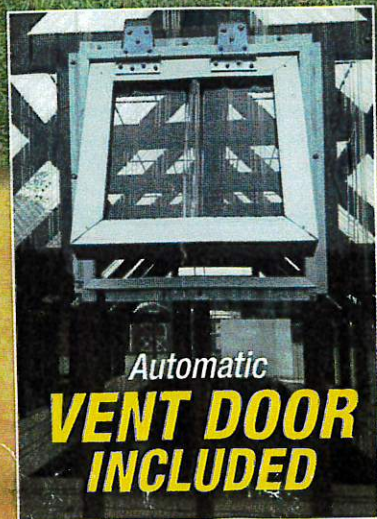
\$5810⁰⁰
+Tax

36 MO. RTO	48 MO. RTO	60 MO. RTO
\$268.98 +Tax	\$242.08 +Tax	\$215.19 +Tax

All info subject to change without notice.
Derksen Buildings reserves the right to
correct for typos or changes. Not all options
or products available in all areas.

FEATURES

- Industrial Grade Clear Polycarbonate Upper Siding & Roof
- Stained LP Smartside® Lower Siding
- Automatic Vent Door
- 5 Year Warranty
- Optional Solar Powered Fan: \$850.00



Automatic
**VENT DOOR
INCLUDED**





Gulf Coast Buildings

(228) 220-4331

2100 Pass Rd.

Gulfport, MS 39503

www.gulfcoastbuildings.com

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You are Standing in an Authentic Derksen Portable Building.

Built in a tradition of Mennonite craftsmanship, Derksen has been the country's largest and most trusted manufacturer of portable buildings for over 20 years.

Description: New ☒ Used ☐

Greenhouse - GREENHOUSE 8x16 - **GH-639270-816-071723**

Utility Style Greenhouse

Options: 1 2x3 Window, 1 36" Shop Built Door, 1 Automatic Vent Door

Cash Price (w/ Options):

\$ 5,810.00
plus tax

RENT TO OWN

Terms (In Months)		36 Mo.	48 Mo.	60 Mo.
Monthly Rental	\$	268.98	242.08	215.19
Total Monthly RTO Payment	\$	<i>plus tax</i>	<i>plus tax</i>	
Rent to Own Security Deposit	\$	0.00	0.00	100.00

Initial Delivery and Setup Included* - No Credit Check!

*Within 50 Miles of Dealership

*Prices are subject to change without

notice Printed 09/18/2023



1528 OLIVE AVE

1019 2ND ST

1523 BERT AVE

1526 OLIVE AVE

1524 OLIVE AVE

1515 BERT AVE

1520 OLIVE AVE

1514 OLIVE AVE

TAX YEAR 2024



LAND ROLL CHANGE REQUEST FORM

The Tax Assessor's office will no longer combine or split parcels upon request unless there is a deed or other legal document filed of record in the Chancery Clerk's office within the proper legal time frame and which meets the statutory requirements, or unless there is an official written request given to this office by a governing entity.

Owner: KAY WEBBER COCHRAN Date: 2/23/24

Address: 1526 OLIVE AVENUE
GULFPORT, MS 39501

Phone # 662-380-3811 Request taken by: Rebecca Green

BEFORE THIS REQUEST CAN BE COMPLETED BY THE TAX ASSESSOR'S OFFICE THE FOLLOWING MUST BE CHECKED BY A DEPUTY FOR EACH PARCEL INVOLVED AND MUST BE SIGNED BY THE PROPERTY OWNER.

Parcel Numbers Involved

0811H-02-035.000

0811H-02-034.000

- ☐ SPLIT
- ☒ COMBINATION (PARCEL # TO KEEP) 0811H-02-034-000
- ☐ ARE PARCELS CONTIGUOUS YES ☐ NO ☐
- ☐ ARE PARCELS MIXED TITLE YES ☐ NO ☒
- ☐ ARE THERE IMPROVEMENTS INVOLVED YES ☒ NO ☐
- ☐ IF THERE ARE IMPROVEMENTS, WHICH PARCEL OR PARCELS ARE THE IMPROVEMENTS LOCATED ON both

- ☐ IS THERE A HOMESTEAD INVOLVED YES ☐ NO ☒
- ☐ IF THERE IS A HOMESTEAD INVOLVED, WHICH PARCEL HAS THE PRIMARY HOME ON IT N/A
- ☐ ARE PARCELS IN SAME TAXING DIST YES ☒ NO ☐
- ☐ IF THIS IS A SPLIT FOR A MOBILE HOME, HAS THE SPLIT BEEN APPROVED BY ZONING YES ☐ NO ☒
- ☐ ARE ALL APPLICABLE GOVERNMENTAL REQUESTS ATTACHED YES ☐ NO ☐

PROPERTY OWNER

If a mortgage company pays the taxes on any of the parcels involved in this request, it is up to you, the property owner, to notify the mortgage company of the change that may result from this request if approved.

Signature of property owner: Kay Webber Cochran
If not signed in front of a Deputy Tax Assessor this form must be notarized.



February 21, 2024

Re: Tax parcels 0811H-02-035.000 (Lots 20 & 21)
and 0811H-02-034.000 (Lots 17, 18, & 19) MISS LAND & ABST CO
SUBD OF EAST GULFPORT

To Whom It May Concern:

The property owner requests to combine the above mention two parcel numbers into one tax parcel. The proposed request will be consistent will the current zoning and subdivision regulations of the City of Gulfport. The Planning Division has no objection to this request. It is the applicant's responsibility to ensure that the proposed combination of parcels doesn't violate their neighborhood covenants. Please provide proof of ownership of the above mention tax parcels to the Harrison County Tax Assessor office along with this letter from the City of Gulfport when submitting your request for the proposed parcel combination.

If you have any questions or comments, please contact this office at (228) 868-5710.

Sincerely,

A handwritten signature in black ink, appearing to read "Su-Lin".

Su-Lin Featherston
Planning Administrator
Urban Development Planning Division
City of Gulfport, MS



Area Map

Printed 02/14/24

0811H-02-033.000
OLIVE AVE

0811H-02-032.000

0911E-03-015.000

0811H-02-070.000

0811H-02-034.000

1524 OLIVE AVE

0811H-02-035.000

0811H-02-068.000

0911E-03-016.000

0811H-02-036.000

0811H-02-041.001

0811H-02-037.000

0811H-02-038.000

- Addresspoints
- Parcels



1 inch = 30 feet

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STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT



1st Judicial District
Instrument 2008 2571 D -J1
Filed/Recorded 3 26 2008 11 10 A
Total Fees 15.00
3 Pages Recorded

CORRECTED WARRANTY DEED

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, ROBINSON-MAYER BUILDERS, LLC, a Mississippi limited liability company ("Grantor"), does hereby sell, convey and warrant unto KAY B. WEBBER, an unmarried woman ("Grantee"), the following described real property situated and being located in the First Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit:

All that portion of Lots 17, 18, 19 and 20, Block 4 of MISSISSIPPI LAND AND ABSTRACT COMPANY'S SUBDIVISION, Gulfport, Mississippi, and recorded in Book 54 at Page 257 of the Records of Deeds to Land in the First Judicial District of Harrison County, Mississippi and also all that portion of the vacated alleys within said Block 4 and being more particularly described as follows:

BEGINNING at a point on the West margin of Lot 19 in Block 4 of Mississippi Land and Abstract Company's Subdivision of East Gulfport, which is 55 feet South of the Northwest corner of said Lot 19 in Block 4; and from said point of beginning, South 00 Degrees 20 Minutes 35 Seconds West along the East margin of Olive Avenue or Street a distance of 75.00 feet to an iron pipe found at the Northwest corner of Lot 20, Block 4; thence North 81 Degrees 09 Minutes 10 Seconds East a distance of 24.48 feet to an iron rod found; thence North 88 Degrees 23 Minutes 06 Seconds East a distance of 90.70 feet to an iron rod set on the East line of said Lot 20, Block 4; thence North 00 Degrees 33 Minutes 19 Seconds West a distance of 11.89 feet to an iron rod found; thence North 81 Degrees 19 Minutes 53 Seconds East a distance of 4.87 feet to an iron rod set on the centerline of a vacated alley running North and South; thence North 00 Degrees 12 Minutes 47 Seconds East along said centerline a distance of 21.74 feet to an iron rod set on the centerline of a vacated alley running East and West; thence South 73 Degrees 18 Minutes 46 Seconds West along said centerline a

distance of 30.36 feet to an "X" found in concrete; thence North 00 Degrees 05 Minutes 46 Seconds East a distance of 47.77 feet to an iron rod found; thence South 86 Degrees 59 Minutes 38 Seconds West a distance of 90.30 feet to the point of beginning, having an area of 7452.2 square feet, more or less.

Grantor also hereby conveys and quitclaims unto Grantee any and all interest it may have in and to the portion of the vacated alley which is east of and adjacent to the portion of Lot 20 conveyed to Lena F. Spight Adams by Peggy Marie Peden by deed dated January 12, 1979, and recorded in Deed Book 848 at Page 539, and further conveyed by Lena F. Spight Adams to Grantor by quitclaim in the deed dated May 25, 2006, and recorded as Instrument No. 2006-4610D-J1. Title to this portion of the vacated alley was vested in Peggy Marie Peden by decree in Cause No. 73,717 in the Chancery Court of the First Judicial District of Harrison County, Mississippi, entered February 13, 1979, and recorded in Deed Book 851 at Page 473, although Peggy Marie Peden had previously conveyed the adjoining portion of Lot 20 to Lena F. Spight Adams. Such portion of the vacated alley was included in Ms. Adams' tax parcel for the above described property, and Ms. Adams maintained and paid taxes on such portion of the vacated alley for more than ten years.

This conveyance is made subject to any and all covenants, conditions, restrictions, easements, rights of way, and prior oil, gas and mineral reservations of record pertaining to the subject property.

This Corrected Warranty Deed is executed to correct an error in a direction in the legal description of that Warranty Deed filed June 30, 2006, as Instrument No. 2006-5784D-J1.

Taxes for the year 2006 and all subsequent years are assumed by the Grantee.

WITNESS THE DULY AUTHORIZED SIGNATURE of the member of said company
on this the 25 day of March, 2008.

ROBINSON-MAYER BUILDERS, LLC

BY: Robinson Holdings, LLC, Its Member

By: [Signature]
Terry G. Robinson,
Its Authorized Member

STATE OF MISSISSIPPI

COUNTY OF HARRISON

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this the 25th day of March, 2008, within my jurisdiction, the within named Terry G. Robinson, who acknowledged that he is the Authorized Member of Robinson Holdings, LLC, Member of Robinson-Mayer Builders, LLC, a Mississippi limited liability company, and that for and on behalf of said company and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said company so to do.

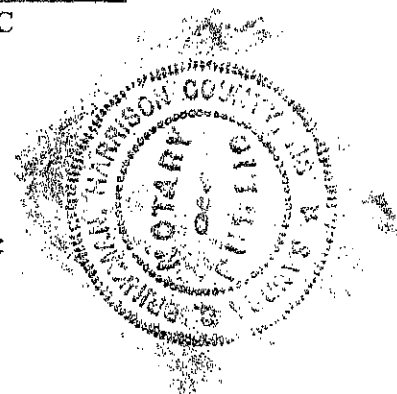
[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES:

11-25-09

GRANTOR'S ADDRESS:
1311 Spring Street, Suite B
Gulfport, MS 39507
Phone: (228) 896-9939

GRANTEE'S ADDRESS:
1526 Olive Avenue
Gulfport, MS 39501
Phone: (228) 822-1492



Instrument Prepared By
and Return To:

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

Indexing Instructions:

Part of Lots 17, 18, 19 and 20, Block 4, Mississippi Land and Abstract Company's Subdivision, 1st Judicial District, Harrison County, MS

SCANNED

STATE OF Mississippi

COUNTY OF Harrison

WARRANTY DEED



J. H. H. H. 1st Judicial District
Instrument 2020 2244 D -J1
Filed/Recorded 2/27/2020 02:30 P
Total Fees \$ 36.00
3 Pages Recorded

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 **Reynolds Engineering, LLC, a Mississippi Limited Liability Company** does hereby grant, bargain, sell, convey and warrant unto **Kay Webber Cochran** fee simple title in and to the following described land and property, lying and being situated in the First Judicial District of Harrison County, Mississippi, to wit:

REVIEWED

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to any and all prior restrictive covenants, reservations and easements of record as well as prior reservations of all gas and minerals.

The above described real property is no part of the homestead of the Grantor nor is it adjacent or contiguous thereto.

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

WITNESS MY SIGNATURE, this the 24 day of Feb, 2020

GRANTOR

[Signature]
President Reynolds Eng

EXHIBIT "A"

Lots 20 and 21 of Block 4, MISSISSIPPI LAND AND ABSTRACT COMPANY'S SUBDIVISION, of East Gulfport, as per official map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi,

LESS AND EXCEPT: Commencing at the Northwest corner of Lot 20, Block 4, MISSISSIPPI LAND AND ABSTRACT COMPANY'S SUBDIVISION, of East Gulfport, and from said point of beginning run thence in a Northeasterly direction along the North line of said Lot 20 a distance of 120 feet to the Northeast corner of said Lot 20; thence run South along the East line of said Lot 20 a distance of 15.73 feet; thence run Southwesterly a distance of 116.47 feet, more or less, to point of beginning and being a part of said Lot 20, Block 4, MISSISSIPPI LAND AND ABSTRACT COMPANY'S SUBDIVISION, of East Gulfport, Harrison County, Mississippi.

LESS AND EXCEPT:

A part of Lot 20, Block 4, MISSISSIPPI LAND and ABSTRACT COMPANY'S SUBDIVISION of East Gulfport Addition, as shown in Deed Book 54, Page 257 of the Land Deed Books, First Judicial District, City of Gulfport, Harrison County, Mississippi and being more particularly described as: Commencing at the Northwest corner of said Lot 20; thence run North 80 degrees 46 minutes East a distance of 24.6 feet to the point of beginning; thence continue North 80 degrees 46 minutes East a distance of 91.87 feet to the East line of said Lot 20; thence run South along the said East line of Lot 20 a distance of 11.89 feet; thence run South 88 degrees 12 minutes West a distance of 90.72 feet to the point of beginning. Containing 539 square feet.

Together with an easement for ingress and egress over that certain parcel being more particularly described as follows:

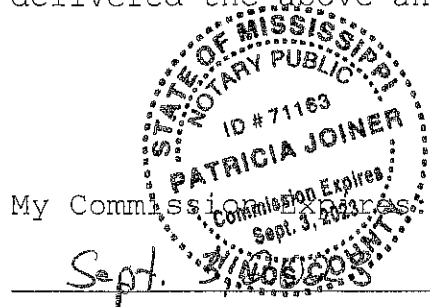
A parcel of land being a part of a vacated alley lying between Lot 20 Block 4 and Lot 19 Block 4 of MISSISSIPPI LAND AND ABSTRACT COMPANY'S SUBDIVISION, of East Gulfport, more particularly described as: Begin at the Northwest corner of said Lot 20 and then run North along the East margin of Olive Street a distance of 10 feet to the Southwest corner of Lot 19; thence run in a Northeasterly direction along the South line of said Lot 19 a distance of 25 feet; thence run South and parallel to the East margin of Olive Street a distance of 12 feet, more or less, to the North line of the property conveyed by this instrument to Grantee; thence in a Westerly direction along the said North line of the property conveyed to Grantee 25 feet, more or less, to the Northwest corner of said Lot 20 and being the point of beginning.

ACKNOWLEDGMENT

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 24th day of February, 2020, within my jurisdiction, the within named Carl Ray Furr who acknowledged that he/she/they executed and delivered the above and foregoing instrument.



Patricia Joiner
NOTARY PUBLIC

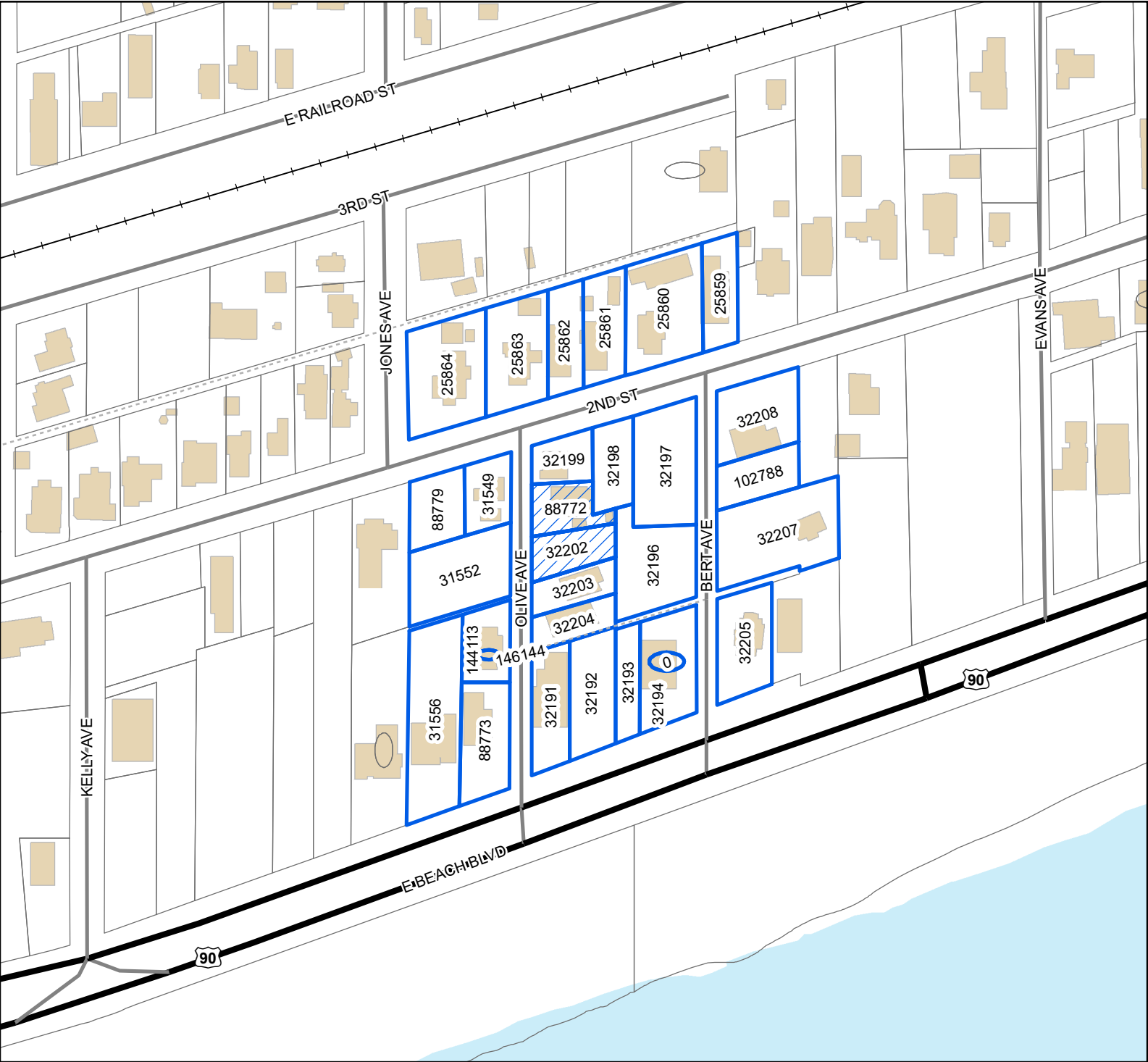
Grantor:
Reynolds Engineering, LLC,
460 Brianwood Drive
Ste. 115
Jackson, MS 39205 601-209-7777

Prepared by and return to:
Franke & Salloum, PLLC
P.O. Drawer 460
Gulfport, MS 39502
(228) 868-7070

1526 Grantees:
Kay Webber Cochran
Olive Street
Gulfport, MS 39501
662-380-3811

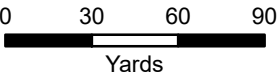
TITLE NOT EXAMINED

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0811H-02-035.000	KAY WEBBER COCHRAN (OWNER)	386A HWY 7 SOUTH	OXFORD	MS	38655
			Adjacent Property Owners (2404ZB041)				
	31556	0811H-02-042.000	ROBICHAUX LINDA HOOKS	120 LINEAGE LANE	FLOWOOD	MS	39232
	32193	0811H-02-038.000	DOT LLC	507 DAVID WORK DR	ROSEDALE	MS	38769
	32191	0811H-02-040.000	HOPKINS GEORGE P III & BECKY T	1016 E BEACH BLVD	GULFPORT	MS	39501
	32199	0811H-02-033.000	COLEMAN RONALD	1528 OLIVE AVE	GULFPORT	MS	39501
	88773	0811H-02-041.000	BARBER DENNIS N	P O BOX 803	GULFPORT	MS	39502
	25863	0811H-02-029.000	HYNAN COLLEEN S	1133 EGGLESTON ST	NAPA	CA	94559
	25859	0911E-04-040.000	PARKER LESLIE WAYNE & DEBORAH C	P.O.BOX 1535	GULFPORT	MS	39502
	88772	0811H-02-034.000	WEBBER KAY B	386 A HWY 7 SOUTH	OXFORD	MS	38655
	25864	0811H-02-028.000	SMITH J ADRIAN & CHERYL PARKER	1030 2ND ST	GULFPORT	MS	39501
	32205	0911E-03-019.000	SAYLOR BRUCE V & LANA T -TRUSTEES	960 E BEACH BLVD	GULFPORT	MS	39501
	25861	0811H-02-031.000	BISHOP WADE C & RUTH L	1020 2ND ST	GULFPORT	MS	39501
	32203	0811H-02-036.000	JACOBSON DANIEL A & KATIE MULLINS	1761 HELANE CT	BENICIA	CA	94510
	32208	0911E-03-014.000	FANCA GEORGIA A & CYRIL T JR	1526 BERT AVENUE	GULFPORT	MS	39501
	32192	0811H-02-039.000	BAILEY SHERWOOD R JR	P O BOX 6039	GULFPORT	MS	39506
	25860	0911E-04-041.000	RSGG INVESTMENTS HOLDINGS GROUP LLC	13928 PUERTO DR	OCEAN SPRINGS	MS	39564
	31552	0811H-02-068.000	POPE CARL J	P O BOX 283	GULFPORT	MS	39502
	32204	0811H-02-037.000	BEVERLY FRANK B	1514 OLIVE AVE	GULFPORT	MS	39501
	31549	0811H-02-070.000	CULVEYHOUSE JAMES BERNARD	1101 2ND ST	GULFPORT	MS	39501
	25862	0811H-02-030.000	BISHOP WADE C & RUTH L	1020-2ND STREET	GULFPORT	MS	39501
	32196	0911E-03-016.000	BROWN JACQUELINE	931 OLD TOWNE STREET	GULFPORT	MS	39507
	32198	0811H-02-032.000	LAWRENCE JANET S	P O BOX 8974	GULFPORT	MS	39506
	32197	0911E-03-015.000	KAIGLER DELIA H	1529 MAGNOLIA ST #10	GULFPORT	MS	39507
	102788	0911E-03-014.001	FANCA GEORGIA ANNE & CYRIL T JR	1526 BERT AVE	GULFPORT	MS	39501
	144113	0811H-02-041.001	SMITH CHRISTINE	1515 OLIVE AVE	GULFPORT	MS	39501



Legend

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



1 inch = 200 feet



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RE: Variance 2404ZB041, by owner Kay Webber Cochran, seeking approval for an additional accessory structure, Tax Parcels 0811H-02-034.000, 0811H-02-035.000, 1524 Olive Ave, 1526 Olive Ave, Zoned R-1-7.5 (Single-family), Ward 2

To Applicants and Adjacent Property Owners:

The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, April 18, 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, April 18, 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	536503	Print Legal Ad-IPL01664790 - IPL0166479		\$71.65	1	72 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, April 18, 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 2403ZB032, by agent Terry Robinson, seeking approval for zero required parking for retail use, Tax Parcel 0910N-06-014.000, 3200 B Ave, Zoned B-2 (General-business), Ward 4

Variance 2404ZB041, by owner Kay Webber Cochran, seeking approval for an additional accessory structure, Tax Parcels 0811H-02-034.000, 0811H-02-035.000, 1524 Olive Ave, 1526 Olive Ave, Zoned R-1-7.5 (Single-family), Ward 2

Variance 2404ZB042, by owner Kay Webber Cochran, seeking approval for an 8-foot fence where 4-feet is the height limit, Tax Parcels 0811H-02-035.000, 0811H-02-034.000, 1524 Olive Avenue, 1526 Olive Avenue, Zoned R-1-7.5 (Single-family), Ward 2

Variance 2404ZB048, by agent Terry Robinson, seeking approval for parking to pull out onto city right of way, Tax Parcel 0910N-06-014.000, 3200 B Ave, Zoned B-2 (General-business), Ward 4

Variance 2404ZB052, by agent Patricia Tomasello, seeking approval for lot size of 6352 square feet where 7500 square feet is required, Tax Parcel 0710O-02-102.002, 29th Street, Zoned R-B (Residence-business), Ward 1

Variance 2403ZB036, by agent Robert Addison Riemann, seeking approval for an additional wall sign on the eastern elevation, Tax Parcel 0809K-02-002.001, 15223 Creosote Road, Zoned B-4 (Highway-business), Ward 3

This the 28th day of March 2024
A. Leslie North, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0166479
Apr 3 2024

STATE OF MISSISSIPPI COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared Mary Castro, 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:
04/03/24

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.

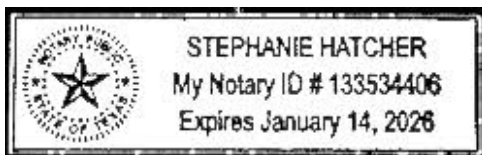
Mary Castro

Sworn to and subscribed before me this 3rd day of April 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: April 18, 2024

Re: Variance 2404ZB042:

Variance 2404ZB042, by owner Kay Webber Cochran, seeking approval for an 8-foot fence where 4-feet is the height limit, Tax Parcels 0811H-02-035.000, 0811H-02-034.000, 1524 Olive Avenue, 1526 Olive Avenue, Zoned R-1-7.5 (Single-family), Ward 2

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2404ZB042

Hearing Date: April 18, 2024

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

Legal: Variance 2404ZB042, by owner Kay Webber Cochran, seeking approval for an 8-foot fence where 4-feet is the height limit, Tax Parcels 0811H-02-035.000, 0811H-02-034.000, 1524 Olive Avenue, 1526 Olive Avenue, Zoned R-1-7.5 (Single-family), Ward 2

TECHNICAL DETAILS

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

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

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

Technical Report

VARIANCE

The applicant is seeking approval for an eight-foot fence in the front facade where four-feet is the height limit between the primary and continuous front façade line and the front property line. The fence is already installed on the property. The applicant was approved to have a six-foot tall fence on the front facade. A two-foot decorative lattice was added. The eight-foot fence has taken the applicant beyond the scope of the approved permit.

- (a) Applicant did not adequately address this section. They did not identify any peculiarities with the land, structures, or buildings that create special conditions or circumstances. The applicant answered this question by explaining that she was given a two-foot variance to allow for a six-foot fence on the continuous front façade. In this circumstance, there isn't a special condition or circumstance that exists as it relates to the applicant's property the applicant went beyond the scope of work that was approved for the permit.
- (b) Applicant did not adequately address this section. The "special condition" was indeed brought on by the applicant. The fence was installed at the six-foot height and contained a two-foot decorative lattice. As a result of the two-foot lattice, the fence is eight-feet and not the previously approved six-feet.
- (c) Applicant does not adequately address this question. Applicant does not present any unnecessary hardships created by the physical character of the property.
- (d) The applicant does not adequately address this question. However, the applicant stated that she was not aware of how the two-foot lattice would affect her previously approved fence height. Applicant also states that she instructed the fence installer to make the fence the allowable fence height per the ordinance. In this case, the normally allowable two-foot lattice, does not apply to the continuous front façade. As a result, the applicant went above the scope of work they were approved for.
- (e) The applicant states that the height of the fence is "in harmony with the surrounding neighborhood". There are similar existing fences in the area that pre-date the fence ordinance. Approval of the variance will not confer special privilege to the applicant.
- (f) This property is zoned R-1-7.5, for single family and is allowed by right.

EXECUTIVE SUMMARY

Applicant is currently seeking approval for an eight-foot fence in the front facade where four-feet is the required height limit. The applicant was previously approved for a two-foot variance to allow for a six-foot fence located at 1526 Olive Ave. The applicant installed a six-foot fence that contains a two-foot lattice, giving her an eight-foot fence. As it stands, the fence ordinance does not grant the provisional two-foot decorative lattice in the front and continuous façade. Therefore, the additional variance for the height is required.

While the six hardship criteria have not been met, there are other properties in the nearby area that have similar fences to what the applicant currently has installed on her property. Staff has confirmed the location of the fence does not obstruct any traffic views. The applicant's request would be in harmony with the surrounding area.

Technical Report

VARIANCE

Any approval should consider these conditions:

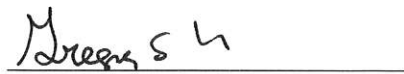
1. Must not obstruct the view of traffic.
2. Approval allows for eight-foot fence where four feet is the height limit between the primary and continuous front façade line and the front property line.

DEPARTMENTAL CONDITIONS

<u>Engineering:</u>	No comment. Memo dated 04/09/2024.
<u>Public Works:</u>	No conditions. Memo dated 04/04/2024.
<u>Traffic and Safety:</u>	No conditions. Memo dated 04/02/2024.
<u>Building Code Services:</u>	Must not obstruct the view of traffic. Memo dated 04/09/2024.
<u>GIS:</u>	No conditions. Memo dated 04/01/2024.
<u>Police Department:</u>	No comment. As of 04/08/2024.
<u>Fire Department:</u>	No conditions. Memo dated 03/27/2024.
<u>City Arborist:</u>	No conditions. Memo dated 03/27/2024.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department



- US or State Highway
- Street
- Alley

Parcels

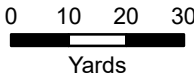
Buildings

Zoning

- R-1-7.5 - Single Family
- Residence District (Low Density)
- SB - Sand Beach

Site Information

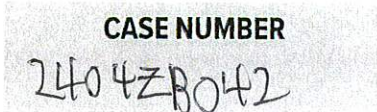
0811H-02-034.000
0811H-02-035.000
Zoning: R-1-7.5 (Single-family)
Size: 13820 sqft
Flood: X



1 inch = 100 feet



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OWNER:KAY WEBBER COCHRAN

Printed Name of Owner

3861A Highway 7, South

Mailing Address

OXFORD, MS 38655

City

State

Zip Code

Home Phone

Work/Cell Phone

662-380-3811

Email

KAYBOWENWEBBER@gmail.com

Signature of Owner

Kay Webber Cochran**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) _____

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: _____

1. I have a six feet fence with a two foot lattice on top. I am asking for approval of two feet over the six feet permitted height.
2. The fence has no safety issues.
3. None. Second Street has similar fences. Across the street a fence made of brick but a bit taller.
4. None
5. No
6. As noted above.

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.

I was not aware the lattice was going to put the fence over the six feet high limit. I told fence person I wanted a fence not to exceed city rules.

I had the fence built, had grove once removed at a large expense then replaced by to remove it or cut it down to city acceptable compliance would be the third expense.

Other properties across the street in neighborhood have heights like mine.



COVENANT AFFIDAVIT

I, KAY WEBBER COCHRAN being property owner or agent of the property 1526 Olive Avenue
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.

Kay Webber Cochran
SIGNATURE

13th February 2024
DATE

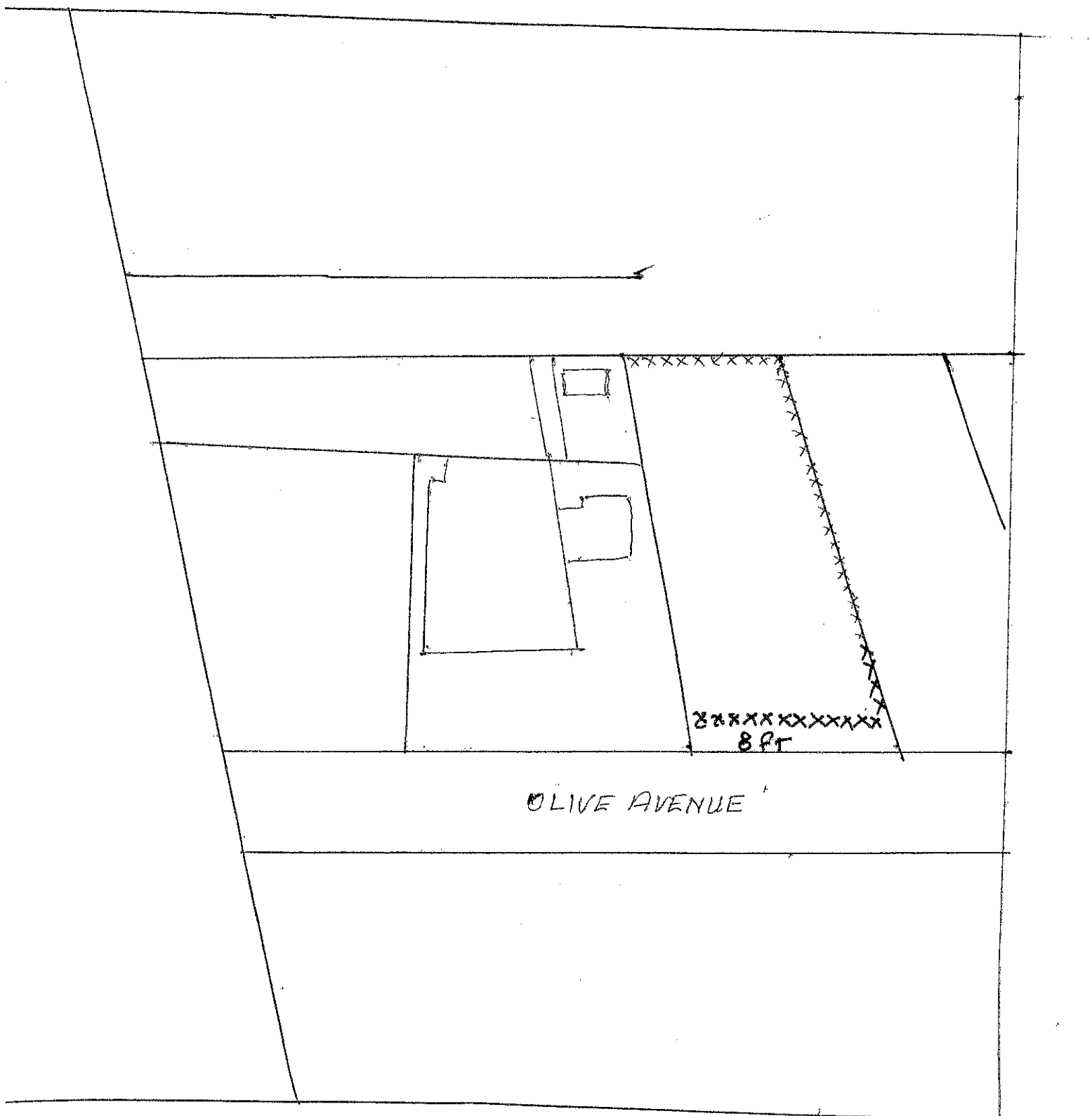
STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 13th day of February, 20 24

Samuel Sweeting
NOTARY PUBLIC

05/22/27
COMMISSION EXPIRATION





Variance for 8 ft to street/property line has been granted. Height is this variance request. an eight feet tall fence rather than 6 feet!

TAX YEAR 2024



LAND ROLL CHANGE REQUEST FORM

The Tax Assessor's office will no longer combine or split parcels upon request unless there is a deed or other legal document filed of record in the Chancery Clerk's office within the proper legal time frame and which meets the statutory requirements, or unless there is an official written request given to this office by a governing entity.

Owner: KAY WEBBER COCHRAN Date: 2/23/24

Address: 1526 OLIVE AVENUE
GULFPORT, MS 39501

Phone # 662-380-3811 Request taken by: Rebecca Green

BEFORE THIS REQUEST CAN BE COMPLETED BY THE TAX ASSESSOR'S OFFICE THE FOLLOWING MUST BE CHECKED BY A DEPUTY FOR EACH PARCEL INVOLVED AND MUST BE SIGNED BY THE PROPERTY OWNER.

Parcel Numbers Involved

0811H-02-035.000

0811H-02-034.000

- ☐ SPLIT
- ☒ COMBINATION (PARCEL # TO KEEP) 0811H-02-034-000
- ☐ ARE PARCELS CONTIGUOUS YES ☐ NO ☐
- ☐ ARE PARCELS MIXED TITLE YES ☐ NO ☒
- ☐ ARE THERE IMPROVEMENTS INVOLVED YES ☒ NO ☐
- ☐ IF THERE ARE IMPROVEMENTS, WHICH PARCEL OR PARCELS ARE THE IMPROVEMENTS LOCATED ON both

- ☐ IS THERE A HOMESTEAD INVOLVED YES ☐ NO ☒
- ☐ IF THERE IS A HOMESTEAD INVOLVED, WHICH PARCEL HAS THE PRIMARY HOME ON IT N/A
- ☐ ARE PARCELS IN SAME TAXING DIST YES ☒ NO ☐
- ☐ IF THIS IS A SPLIT FOR A MOBILE HOME, HAS THE SPLIT BEEN APPROVED BY ZONING YES ☐ NO ☒
- ☐ ARE ALL APPLICABLE GOVERNMENTAL REQUESTS ATTACHED YES ☐ NO ☐

PROPERTY OWNER

If a mortgage company pays the taxes on any of the parcels involved in this request, it is up to you, the property owner, to notify the mortgage company of the change that may result from this request if approved.

Signature of property owner: Kay Webber Cochran
If not signed in front of a Deputy Tax Assessor this form must be notarized.



February 21, 2024

Re: Tax parcels 0811H-02-035.000 (Lots 20 & 21)
and 0811H-02-034.000 (Lots 17, 18, & 19) MISS LAND & ABST CO
SUBD OF EAST GULFPORT

To Whom It May Concern:

The property owner requests to combine the above mention two parcel numbers into one tax parcel. The proposed request will be consistent will the current zoning and subdivision regulations of the City of Gulfport. The Planning Division has no objection to this request. It is the applicant's responsibility to ensure that the proposed combination of parcels doesn't violate their neighborhood covenants. Please provide proof of ownership of the above mention tax parcels to the Harrison County Tax Assessor office along with this letter from the City of Gulfport when submitting your request for the proposed parcel combination.

If you have any questions or comments, please contact this office at (228) 868-5710.

Sincerely,

A handwritten signature in black ink, appearing to read "Su-Lin".

Su-Lin Featherston
Planning Administrator
Urban Development Planning Division
City of Gulfport, MS



Area Map

Printed 02/14/24

0811H-02-033.000
OLIVE AVE

0811H-02-032.000

0911E-03-015.000

0811H-02-070.000

0811H-02-034.000

1524 OLIVE AVE

0811H-02-035.000

0811H-02-068.000

0911E-03-016.000

0811H-02-036.000

0811H-02-041.001

0811H-02-037.000

0811H-02-038.000

- Addresspoints
- Parcels



1 inch = 30 feet

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SCANNED

STATE OF Mississippi

COUNTY OF Harrison

WARRANTY DEED



J. Gordon 1st Judicial District
Instrument 2020 2244 D -J1
Filed/Recorded 2/27/2020 02:30 P
Total Fees \$ 36.00
3 Pages Recorded

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 **Reynolds Engineering, LLC, a Mississippi Limited Liability Company** does hereby grant, bargain, sell, convey and warrant unto **Kay Webber Cochran** fee simple title in and to the following described land and property, lying and being situated in the First Judicial District of Harrison County, Mississippi, to wit:

REVIEWED

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to any and all prior restrictive covenants, reservations and easements of record as well as prior reservations of all gas and minerals.

The above described real property is no part of the homestead of the Grantor nor is it adjacent or contiguous thereto.

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

WITNESS MY SIGNATURE, this the 24 day of Feb, 2020

GRANTOR

[Signature]
President Reynolds Eng

EXHIBIT "A"

Lots 20 and 21 of Block 4, MISSISSIPPI LAND AND ABSTRACT COMPANY'S SUBDIVISION, of East Gulfport, as per official map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi,

LESS AND EXCEPT: Commencing at the Northwest corner of Lot 20, Block 4, MISSISSIPPI LAND AND ABSTRACT COMPANY'S SUBDIVISION, of East Gulfport, and from said point of beginning run thence in a Northeasterly direction along the North line of said Lot 20 a distance of 120 feet to the Northeast corner of said Lot 20; thence run South along the East line of said Lot 20 a distance of 15.73 feet; thence run Southwesterly a distance of 116.47 feet, more or less, to point of beginning and being a part of said Lot 20, Block 4, MISSISSIPPI LAND AND ABSTRACT COMPANY'S SUBDIVISION, of East Gulfport, Harrison County, Mississippi.

LESS AND EXCEPT:

A part of Lot 20, Block 4, MISSISSIPPI LAND and ABSTRACT COMPANY'S SUBDIVISION of East Gulfport Addition, as shown in Deed Book 54, Page 257 of the Land Deed Books, First Judicial District, City of Gulfport, Harrison County, Mississippi and being more particularly described as: Commencing at the Northwest corner of said Lot 20; thence run North 80 degrees 46 minutes East a distance of 24.6 feet to the point of beginning; thence continue North 80 degrees 46 minutes East a distance of 91.87 feet to the East line of said Lot 20; thence run South along the said East line of Lot 20 a distance of 11.89 feet; thence run South 88 degrees 12 minutes West a distance of 90.72 feet to the point of beginning. Containing 539 square feet.

Together with an easement for ingress and egress over that certain parcel being more particularly described as follows:

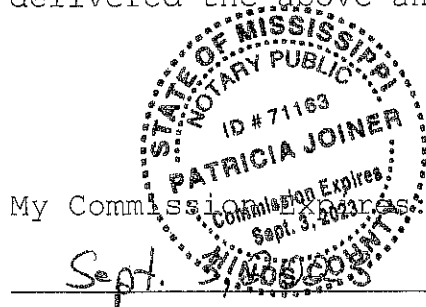
A parcel of land being a part of a vacated alley lying between Lot 20 Block 4 and Lot 19 Block 4 of MISSISSIPPI LAND AND ABSTRACT COMPANY'S SUBDIVISION, of East Gulfport, more particularly described as: Begin at the Northwest corner of said Lot 20 and then run North along the East margin of Olive Street a distance of 10 feet to the Southwest corner of Lot 19; thence run in a Northeasterly direction along the South line of said Lot 19 a distance of 25 feet; thence run South and parallel to the East margin of Olive Street a distance of 12 feet, more or less, to the North line of the property conveyed by this instrument to Grantee; thence in a Westerly direction along the said North line of the property conveyed to Grantee 25 feet, more or less, to the Northwest corner of said Lot 20 and being the point of beginning.

ACKNOWLEDGMENT

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 24th day of February, 2020, within my jurisdiction, the within named Carl Ray Furr who acknowledged that he/she/they executed and delivered the above and foregoing instrument.



Patricia Joiner
NOTARY PUBLIC

Grantor:
Reynolds Engineering, LLC,
460 Brianwood Drive
Ste. 115
Jackson, MS 39205 601-209-7777

Prepared by and return to:
Franke & Salloum, PLLC
P.O. Drawer 460
Gulfport, MS 39502
(228) 868-7070

Grantees:
Kay Webber Cochran
Olive Street
Gulfport, MS 39501
602-380-3811

TITLE NOT EXAMINED



STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT



1st Judicial District
Instrument 2008 2571 D -J1
Filed/Recorded 3 26 2008 11 10 A
Total Fees 15.00
3 Pages Recorded

CORRECTED WARRANTY DEED

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, ROBINSON-MAYER BUILDERS, LLC, a Mississippi limited liability company ("Grantor"), does hereby sell, convey and warrant unto KAY B. WEBBER, an unmarried woman ("Grantee"), the following described real property situated and being located in the First Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit:

All that portion of Lots 17, 18, 19 and 20, Block 4 of MISSISSIPPI LAND AND ABSTRACT COMPANY'S SUBDIVISION, Gulfport, Mississippi, and recorded in Book 54 at Page 257 of the Records of Deeds to Land in the First Judicial District of Harrison County, Mississippi and also all that portion of the vacated alleys within said Block 4 and being more particularly described as follows:

BEGINNING at a point on the West margin of Lot 19 in Block 4 of Mississippi Land and Abstract Company's Subdivision of East Gulfport, which is 55 feet South of the Northwest corner of said Lot 19 in Block 4; and from said point of beginning, South 00 Degrees 20 Minutes 35 Seconds West along the East margin of Olive Avenue or Street a distance of 75.00 feet to an iron pipe found at the Northwest corner of Lot 20, Block 4; thence North 81 Degrees 09 Minutes 10 Seconds East a distance of 24.48 feet to an iron rod found; thence North 88 Degrees 23 Minutes 06 Seconds East a distance of 90.70 feet to an iron rod set on the East line of said Lot 20, Block 4; thence North 00 Degrees 33 Minutes 19 Seconds West a distance of 11.89 feet to an iron rod found; thence North 81 Degrees 19 Minutes 53 Seconds East a distance of 4.87 feet to an iron rod set on the centerline of a vacated alley running North and South; thence North 00 Degrees 12 Minutes 47 Seconds East along said centerline a distance of 21.74 feet to an iron rod set on the centerline of a vacated alley running East and West; thence South 73 Degrees 18 Minutes 46 Seconds West along said centerline a

2

distance of 30.36 feet to an "X" found in concrete; thence North 00 Degrees 05 Minutes 46 Seconds East a distance of 47.77 feet to an iron rod found; thence South 86 Degrees 59 Minutes 38 Seconds West a distance of 90.30 feet to the point of beginning, having an area of 7452.2 square feet, more or less.

Grantor also hereby conveys and quitclaims unto Grantee any and all interest it may have in and to the portion of the vacated alley which is east of and adjacent to the portion of Lot 20 conveyed to Lena F. Spight Adams by Peggy Marie Peden by deed dated January 12, 1979, and recorded in Deed Book 848 at Page 539, and further conveyed by Lena F. Spight Adams to Grantor by quitclaim in the deed dated May 25, 2006, and recorded as Instrument No. 2006-4610D-J1. Title to this portion of the vacated alley was vested in Peggy Marie Peden by decree in Cause No. 73,717 in the Chancery Court of the First Judicial District of Harrison County, Mississippi, entered February 13, 1979, and recorded in Deed Book 851 at Page 473, although Peggy Marie Peden had previously conveyed the adjoining portion of Lot 20 to Lena F. Spight Adams. Such portion of the vacated alley was included in Ms. Adams' tax parcel for the above described property, and Ms. Adams maintained and paid taxes on such portion of the vacated alley for more than ten years.

This conveyance is made subject to any and all covenants, conditions, restrictions, easements, rights of way, and prior oil, gas and mineral reservations of record pertaining to the subject property.

This Corrected Warranty Deed is executed to correct an error in a direction in the legal description of that Warranty Deed filed June 30, 2006, as Instrument No. 2006-5784D-J1.

Taxes for the year 2006 and all subsequent years are assumed by the Grantee.

WITNESS THE DULY AUTHORIZED SIGNATURE of the member of said company
on this the 25 day of March, 2008.

ROBINSON-MAYER BUILDERS, LLC

BY: Robinson Holdings, LLC, Its Member

By: [Signature]
Terry G. Robinson,
Its Authorized Member

STATE OF MISSISSIPPI

COUNTY OF HARRISON

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this the 25th day of March, 2008, within my jurisdiction, the within named Terry G. Robinson, who acknowledged that he is the Authorized Member of Robinson Holdings, LLC, Member of Robinson-Mayer Builders, LLC, a Mississippi limited liability company, and that for and on behalf of said company and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said company so to do.

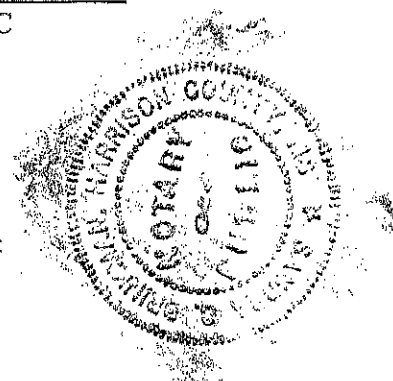
[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES:

11-25-09

GRANTOR'S ADDRESS:
1311 Spring Street, Suite B
Gulfport, MS 39507
Phone: (228) 896-9939

GRANTEE'S ADDRESS:
1526 Olive Avenue
Gulfport, MS 39501
Phone: (228) 822-1492



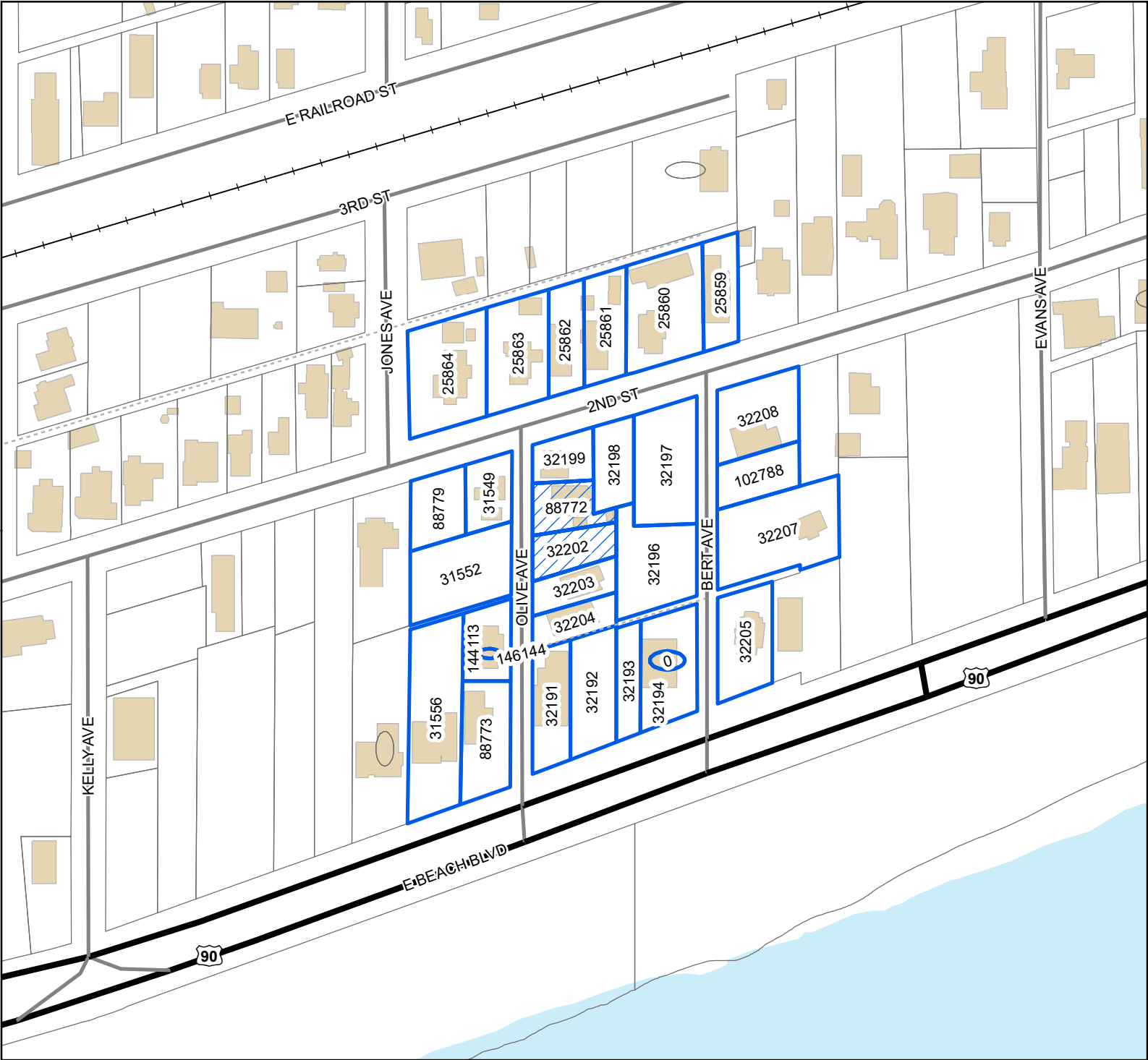
Instrument Prepared By
and Return To:

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

Indexing Instructions:

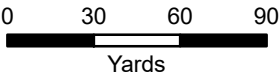
Part of Lots 17, 18, 19 and 20, Block 4, Mississippi Land and Abstract Company's Subdivision, 1st Judicial District, Harrison County, MS

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0811H-02-035.000	KAY WEBBER COCHRAN (OWNER)	386A HWY 7 SOUTH	OXFORD	MS	38655
			Adjacent Property Owners (2404ZB042)				
	31556	0811H-02-042.000	ROBICHAUX LINDA HOOKS	120 LINEAGE LANE	FLOWOOD	MS	39232
	32193	0811H-02-038.000	DOT LLC	507 DAVID WORK DR	ROSEDALE	MS	38769
	32191	0811H-02-040.000	HOPKINS GEORGE P III & BECKY T	1016 E BEACH BLVD	GULFPORT	MS	39501
	32199	0811H-02-033.000	COLEMAN RONALD	1528 OLIVE AVE	GULFPORT	MS	39501
	88773	0811H-02-041.000	BARBER DENNIS N	P O BOX 803	GULFPORT	MS	39502
	25863	0811H-02-029.000	HYNAN COLLEEN S	1133 EGGLESTON ST	NAPA	CA	94559
	25859	0911E-04-040.000	PARKER LESLIE WAYNE & DEBORAH C	P.O.BOX 1535	GULFPORT	MS	39502
	88772	0811H-02-034.000	WEBBER KAY B	386 A HWY 7 SOUTH	OXFORD	MS	38655
	25864	0811H-02-028.000	SMITH J ADRIAN & CHERYL PARKER	1030 2ND ST	GULFPORT	MS	39501
	32205	0911E-03-019.000	SAYLOR BRUCE V & LANA T -TRUSTEES	960 E BEACH BLVD	GULFPORT	MS	39501
	25861	0811H-02-031.000	BISHOP WADE C & RUTH L	1020 2ND ST	GULFPORT	MS	39501
	32203	0811H-02-036.000	JACOBSON DANIEL A & KATIE MULLINS	1761 HELANE CT	BENICIA	CA	94510
	32208	0911E-03-014.000	FANCA GEORGIA A & CYRIL T JR	1526 BERT AVENUE	GULFPORT	MS	39501
	32192	0811H-02-039.000	BAILEY SHERWOOD R JR	P O BOX 6039	GULFPORT	MS	39506
	25860	0911E-04-041.000	RSGG INVESTMENTS HOLDINGS GROUP LLC	13928 PUERTO DR	OCEAN SPRINGS	MS	39564
	31552	0811H-02-068.000	POPE CARL J	P O BOX 283	GULFPORT	MS	39502
	32204	0811H-02-037.000	BEVERLY FRANK B	1514 OLIVE AVE	GULFPORT	MS	39501
	31549	0811H-02-070.000	CULVEYHOUSE JAMES BERNARD	1101 2ND ST	GULFPORT	MS	39501
	25862	0811H-02-030.000	BISHOP WADE C & RUTH L	1020-2ND STREET	GULFPORT	MS	39501
	32196	0911E-03-016.000	BROWN JACQUELINE	931 OLD TOWNE STREET	GULFPORT	MS	39507
	32198	0811H-02-032.000	LAWRENCE JANET S	P O BOX 8974	GULFPORT	MS	39506
	32197	0911E-03-015.000	KAIGLER DELIA H	1529 MAGNOLIA ST #10	GULFPORT	MS	39507
	102788	0911E-03-014.001	FANCA GEORGIA ANNE & CYRIL T JR	1526 BERT AVE	GULFPORT	MS	39501
	144113	0811H-02-041.001	SMITH CHRISTINE	1515 OLIVE AVE	GULFPORT	MS	39501



Legend

- Site
- Adjacent Properties
- US or State Highway
- Street
- Alley
- Railroad
- 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 2404ZB042, by owner Kay Webber Cochran, seeking approval for an 8-foot fence where 4-feet is the height limit, Tax Parcels 0811H-02-035.000, 0811H-02-034.000, 1524 Olive Avenue, 1526 Olive Avenue, Zoned R-1-7.5 (Single-family), Ward 2

To Applicants and Adjacent Property Owners:

The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, April 18, 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, April 18, 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	536503	Print Legal Ad-IPL01664790 - IPL0166479		\$71.65	1	72 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, April 18, 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 2403ZB032, by agent Terry Robinson, seeking approval for zero required parking for retail use, Tax Parcel 0910N-06-014.000, 3200 B Ave, Zoned B-2 (General-business), Ward 4

Variance 2404ZB041, by owner Kay Webber Cochran, seeking approval for an additional accessory structure, Tax Parcels 0811H-02-034.000, 0811H-02-035.000, 1524 Olive Ave, 1526 Olive Ave, Zoned R-1-7.5 (Single-family), Ward 2

Variance 2404ZB042, by owner Kay Webber Cochran, seeking approval for an 8-foot fence where 4-feet is the height limit, Tax Parcels 0811H-02-035.000, 0811H-02-034.000, 1524 Olive Avenue, 1526 Olive Avenue, Zoned R-1-7.5 (Single-family), Ward 2

Variance 2404ZB048, by agent Terry Robinson, seeking approval for parking to pull out onto city right of way, Tax Parcel 0910N-06-014.000, 3200 B Ave, Zoned B-2 (General-business), Ward 4

Variance 2404ZB052, by agent Patricia Tomasello, seeking approval for lot size of 6352 square feet where 7500 square feet is required, Tax Parcel 0710O-02-102.002, 29th Street, Zoned R-B (Residence-business), Ward 1

Variance 2403ZB036, by agent Robert Addison Riemann, seeking approval for an additional wall sign on the eastern elevation, Tax Parcel 0809K-02-002.001, 15223 Creosote Road, Zoned B-4 (Highway-business), Ward 3

This the 28th day of March 2024
A. Leslie North, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0166479
Apr 3 2024

STATE OF MISSISSIPPI COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared Mary Castro, 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:
04/03/24

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.

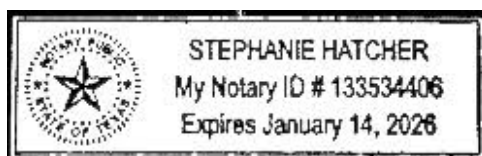
Mary Castro

Sworn to and subscribed before me this 3rd day of April 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: April 18, 2024

Re: Variance 2404ZB048:

Variance 2404ZB048, by agent Terry Robinson, seeking approval for parking to pull out onto city right of way, Tax Parcel 0910N-06-014.000, 3200 B Ave, Zoned B-2 (General-business), Ward 4

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2404ZB048

Hearing Date: April 18, 2024

Current Zoning/Use: B-2/ Commercial Building

Legal: Variance 2404ZB048, by agent Terry Robinson, seeking approval for parking to pull out onto city right of way, Tax Parcel 0910N-06-014.000, 3200 B Ave, Zoned B-2 (General-business), Ward 4

TECHNICAL DETAILS

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

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

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

Technical Report

VARIANCE

The applicant requests a parking variance to back out into the city right-of-way. The applicant addresses the hardship questions below.

- (a) The applicant states that the building in which they are seeking parking for is 5000 square feet. While this statement alone does not directly answer the question, indirectly, it shows that due to the overall placement of the building along with its size shows that having reasonable parking with on-site turn around would be infeasible. The preexisting building's size is approximately 62% of the overall lot size, and therefore demonstrates that there is genuine hardship related to the parking.
- (b) The applicant states that the building is located in a section of town where structures take up most of the lot. While that doesn't directly answer the question, it should be noted that the structure was preexisting, therefore this hardship was not the direct result of the applicant.
- (c) Applicant is "asking for variance on 17 parking places to require only 7 that exist currently." This statement does not apply to this case. It should be noted however, that if the applicant were to bring the building up to parking standards to have enough on-site turnaround, this would require extensive remodeling of the current building and would be unreasonable.
- (d) The applicant states that there is no alternative location to add parking. Upon staff review, there are several properties in the surrounding area that must also back out into city right-of-way, it would be within reason to approve this request as the ordinance does directly prevent this property from being in line with the surrounding properties.
- (e) Applicant states that "the existing car park is more than adequate for thrift store tenant that will be renting space." As there are several properties in the neighboring area that already require backing out into city right-of-way, granting approval for this variance would not confer any special privileges unto the applicant.
- (f) This property is zoned B-2, and commercial use is allowed by right.

EXECUTIVE SUMMARY

The applicant's request to be allowed to back out into city right-of-way appears to be a direct result from the overall size of the preexisting structure on the property. This structure occupies approximately 62% of the overall lot size and therefore makes creating parking with enough on-site turnaround infeasible. Approval of this application would bring this property in line with the surrounding area, as there are currently several properties that must currently back out into city right-of-way.

Any approval should consider these conditions:

1. Must comply with all rules and regulations.
2. Approval would allow backing out into the city right-of-way.

Technical Report

VARIANCE

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 3/7/2024.

Public Works: No conditions. Memo dated 4/4/2024.

Traffic and Safety: No conditions. Memo dated 4/4/2024.

Building Code Services: No conditions. Memo dated 04/9/2024.

GIS: No conditions. Memo dated 4/4/2024.

Police Department: No comment as of 3/26/2024.

Fire Department: No conditions. Memo dated 4/4/2024.

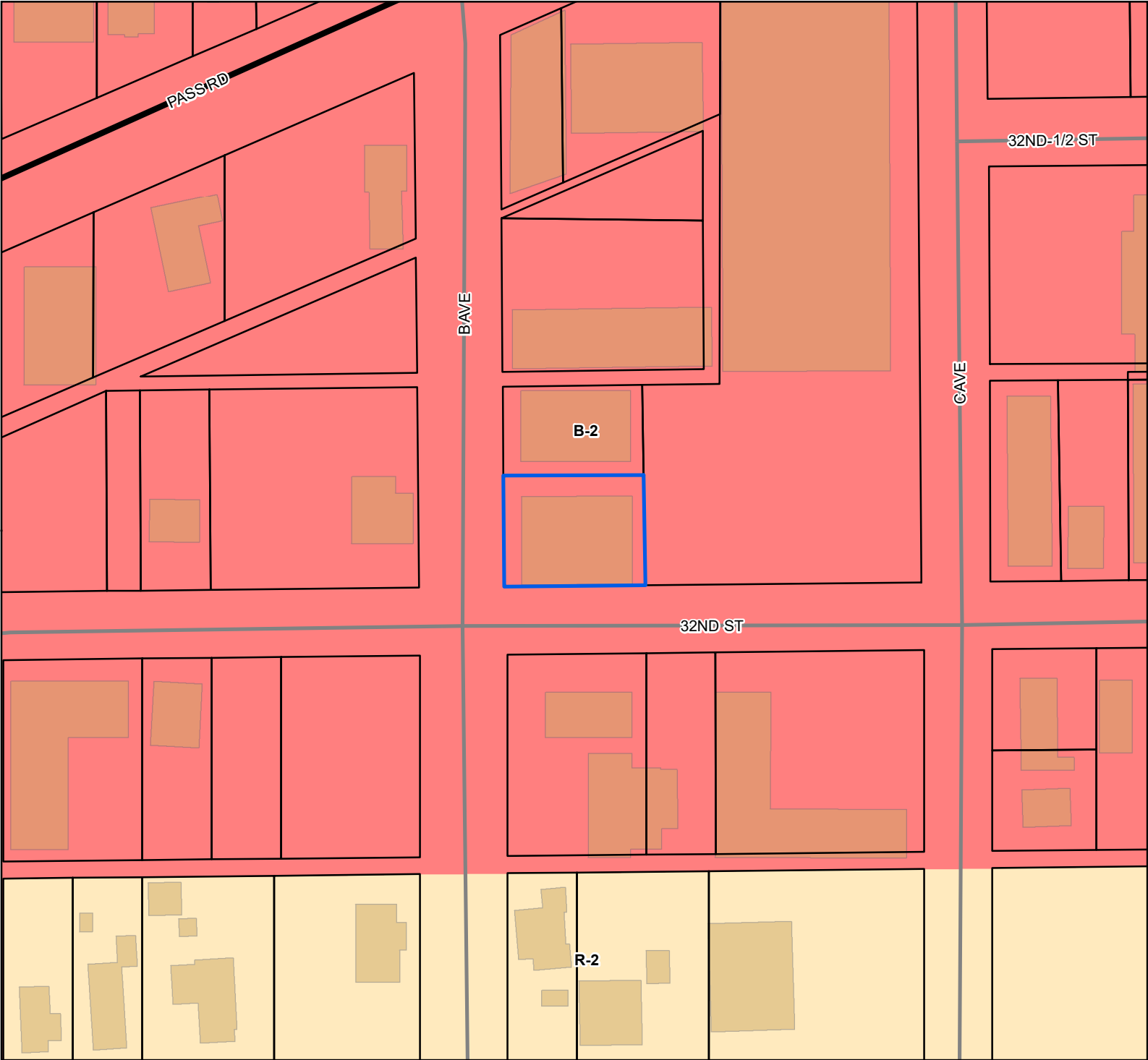
City Arborist: No conditions. Memo dated 03/28/2024.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department

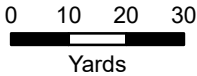


US or State Highway
 Street
 Parcels
 Buildings

Zoning

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

Site Information
0910N-06-014.000
Zoning: B-2 (General Business)
Size: 8099.47 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.



CASE NUMBER
24042B048

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

ZONING BOARD OF ADJUSTMENTS AND APPEALS APPLICATION

REQUESTED ACTION BY THE ZONING BOARD OF ADJUSTMENTS AND APPEALS
(A separate submission form is required for each request)

- ☐ Appeal of Planning Administrator
- ☐ Excessive Height
- ☐ Fence Variance
- ☐ Special Exception
- ☒ Variance

TAX PARCEL NUMBERS

0	9	1	0	N	-	0	6	-	0	1	4	.	0	0	0

Property Address:

3200 B AVE - GULFPORT MS 39507
Lot(s) 24225 Block(s) 9 Subdivision

General Description of Request: ASKING FOR A VARIANCE TO
BACK OUT INTO CITY RIGHT OF WAY

OWNERSHIP AND CERTIFICATION:

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

OWNER:JKA Properties, LLC

Printed Name of Owner

729 E. Pass Rd

Mailing Address

Gulfport MS 39507

City

State

Zip Code

N/A 228-860-0171

Home Phone

Work/Cell Phone

Jkapropertiesllc@hotmail.com

Email

[Signature]

Signature of Owner

AGENT:TERRY ROBINSON

Printed Name of Agent

1311 Spruce St

Mailing Address

GPT MS 39507

City

State

Zip Code

228-8601-9107

Home Phone

Work/Cell Phone

Terry@RobPaw.com

Email

[Signature]

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: _____

VARIANCE SUBMISSIONS

IS 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.

- The building is 5000 square feet.
- Located in a section of town where structures take up most of lot.
- Asking for variance on 17 parking places to require only 7 that exist currently.
- No alternate location to add parking.
- The existing car park is more than adequate for thrift store tenant that will be renting space.
- We respectfully ask the Board to consider this hardship and approve the existing car park.



DESIGNATION OF AGENT

I, Jose Santamaria being property owner of 3200 B AV
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Terry Robinson 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] 2/22/24
SIGNATURE DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 22 day of February, 20 24

Rhonda Gaddis
NOTARY PUBLIC





COVENANT AFFIDAVIT

I, Jose Santamaria being property owner or agent of the property 3200 B AU
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

2/22/24
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 22 day of February, 20 24

Rhonda Maddox
NOTARY PUBLIC





Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name

JKA Properties, LLC

Name Type

Legal

Business Information

Business Type: Limited Liability Company
Business ID: 1093623
Status: Good Standing
Effective Date: 05/24/2016
State of Incorporation: Mississippi
Principal Office Address: 1200 College Street
Gulfport, MS 39507

Registered Agent

Name

Jose Santamaria
1200 College Street
Gulfport, MS 39507

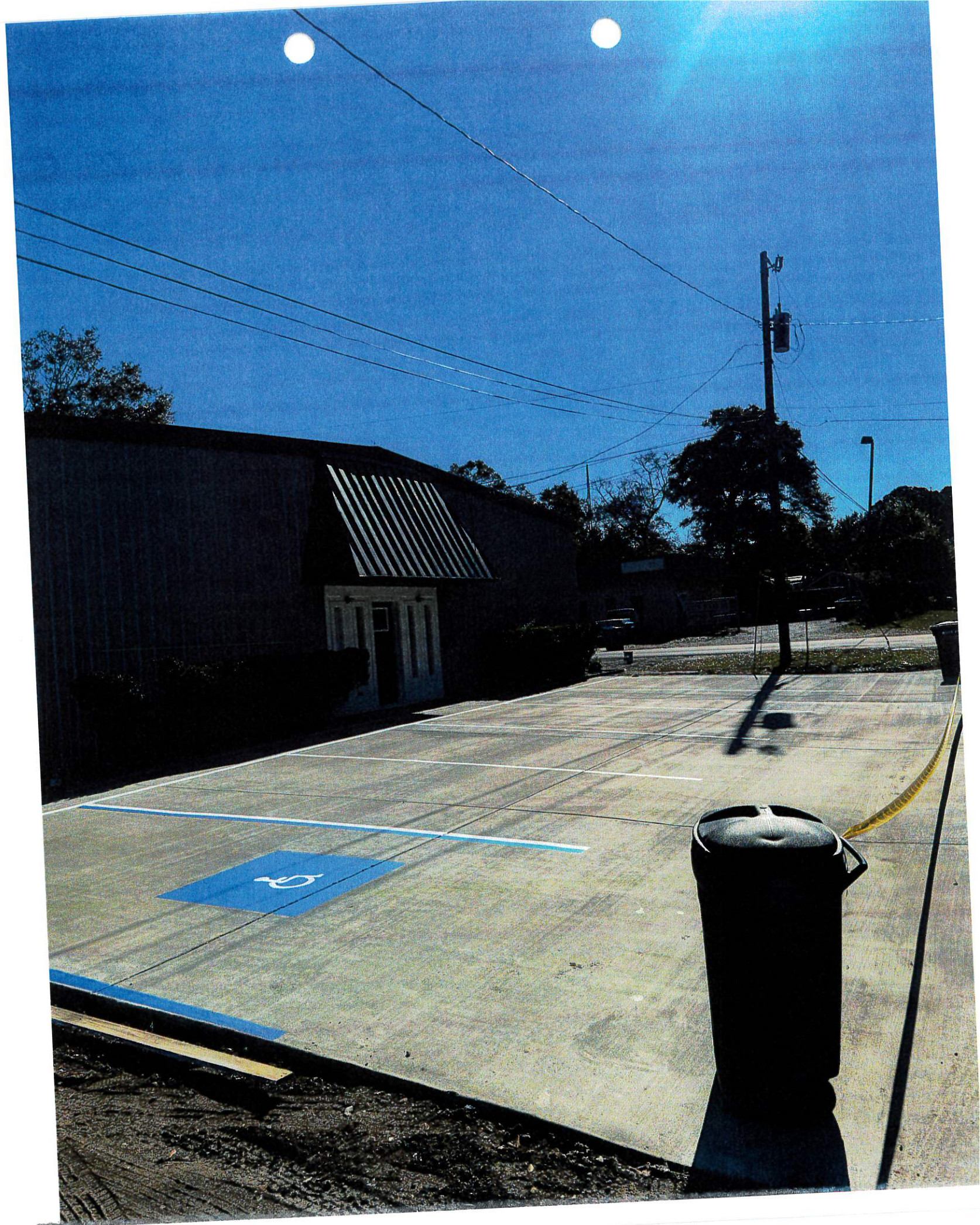
Officers & Directors

Name

Jose Santamaria
1200 College Street
Gulfport, MS 39507

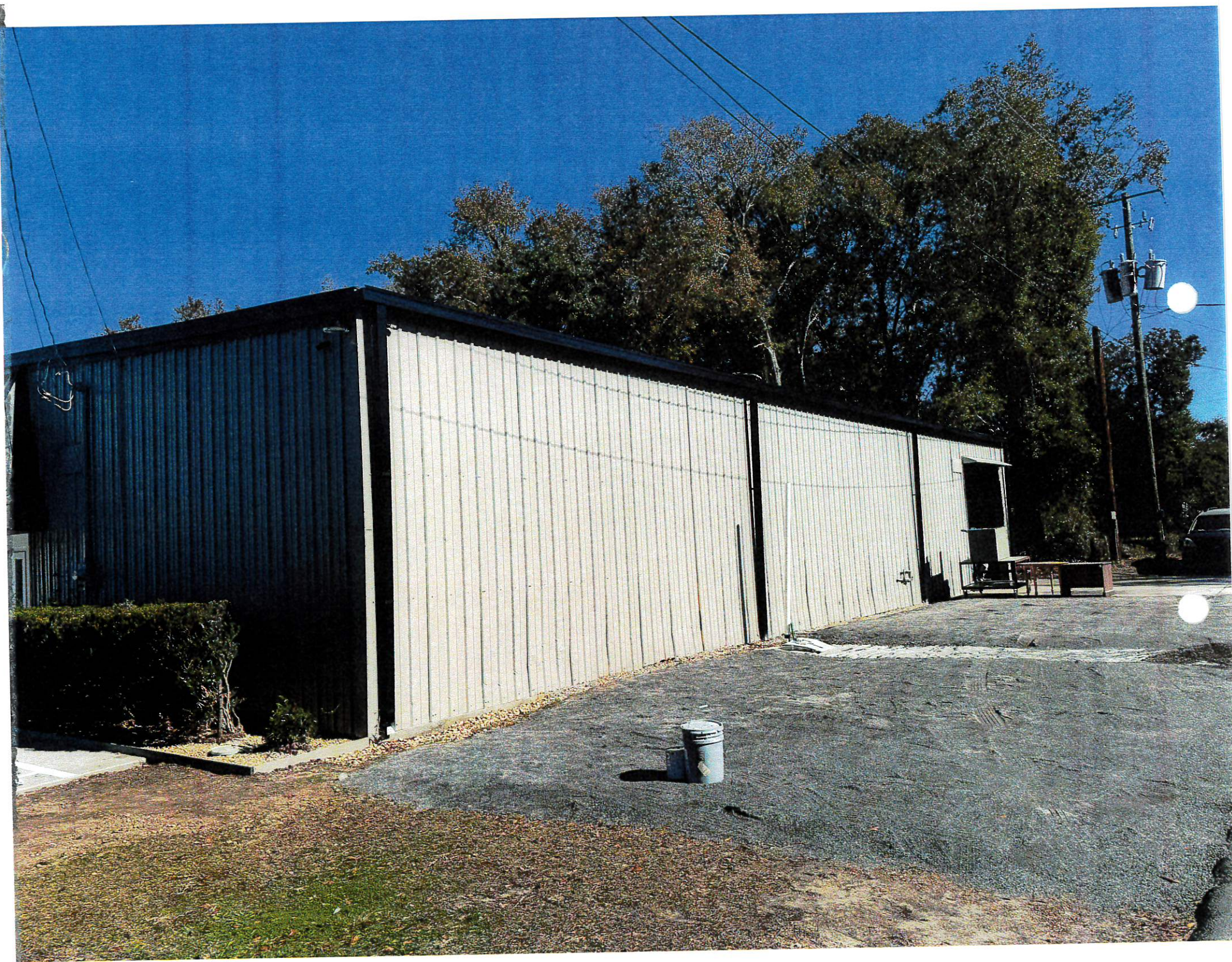
Title

Manager









3200 B AVENUE

Legend

- 3200 B Ave
- Feature 1
- Feature 2
- Mississippi Aviation Heritage Museum
- Old Mississippi Millwork & Cabinet Co
- Shell



Pass Road Mini Storage

L & M Package Store

Autoca\$h Title & Payday Loans

Jack Beattie's House of Carpet

Jamison Auto Group

3200 B Ave
Snell's Custom Sheet Metal

32nd St

Mississippi Aviation Heritage Museum

EMSI TSA Eligibility

Google Earth
Image Landsat / Copernicus

200 ft

N

B Ave

B Ave

C Ave

Streets

Building Footprint

Parcels

Driveway

BAVE

32ND-ST

100 ft

16.4 ft

80 ft

3200 B Ave
Gulfport, MS
39507

286 Sqft

63 ft

63 ft

79.6 ft

7.4 ft

100 ft

80 ft

79.6 ft

13.4 ft

SCANNED



[Signature] 1st JUDICIAL DISTRICT
Instrument 2023-0017932-D-J1
Filed/Recorded 09/05/2023 4:05:01 PM
Total Fees 26.00
4 Pages Recorded

Indexing: Revision of Magnolia Grove, Blk 9 S 79.6' of
Lots 24 & 25

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#4740

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,

ALEX S. FENNELL
3200 13 AVENUE
GULFPORT, MS 39507
(228)265-8986

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

JKA PROPERTIES, LLC
A MISSISSIPPI LIMITED LIABILITY COMPANY
1200 COLLEGE STREET
GULFPORT, MS 39507
(228) 860-0171

the following described land together with all improvements thereon located in First Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit:

SEE EXHIBIT "A"

THE ABOVE described property is no part of the homestead of the Grantors nor any part thereof.

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 2023 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.

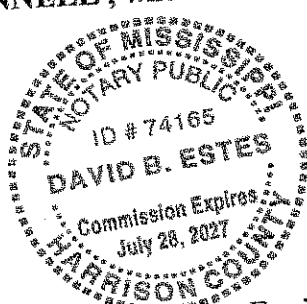
WITNESS my signature this the 5th day of September, 2023.


ALEX S. FENNELL

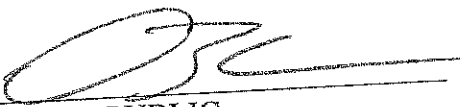
STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state on this the 5 day of September, 2023 within my jurisdiction, the within named **ALEX S. FENNELL**, who acknowledged that he executed the above and foregoing instrument.

(SEAL)



My Commission Expires:

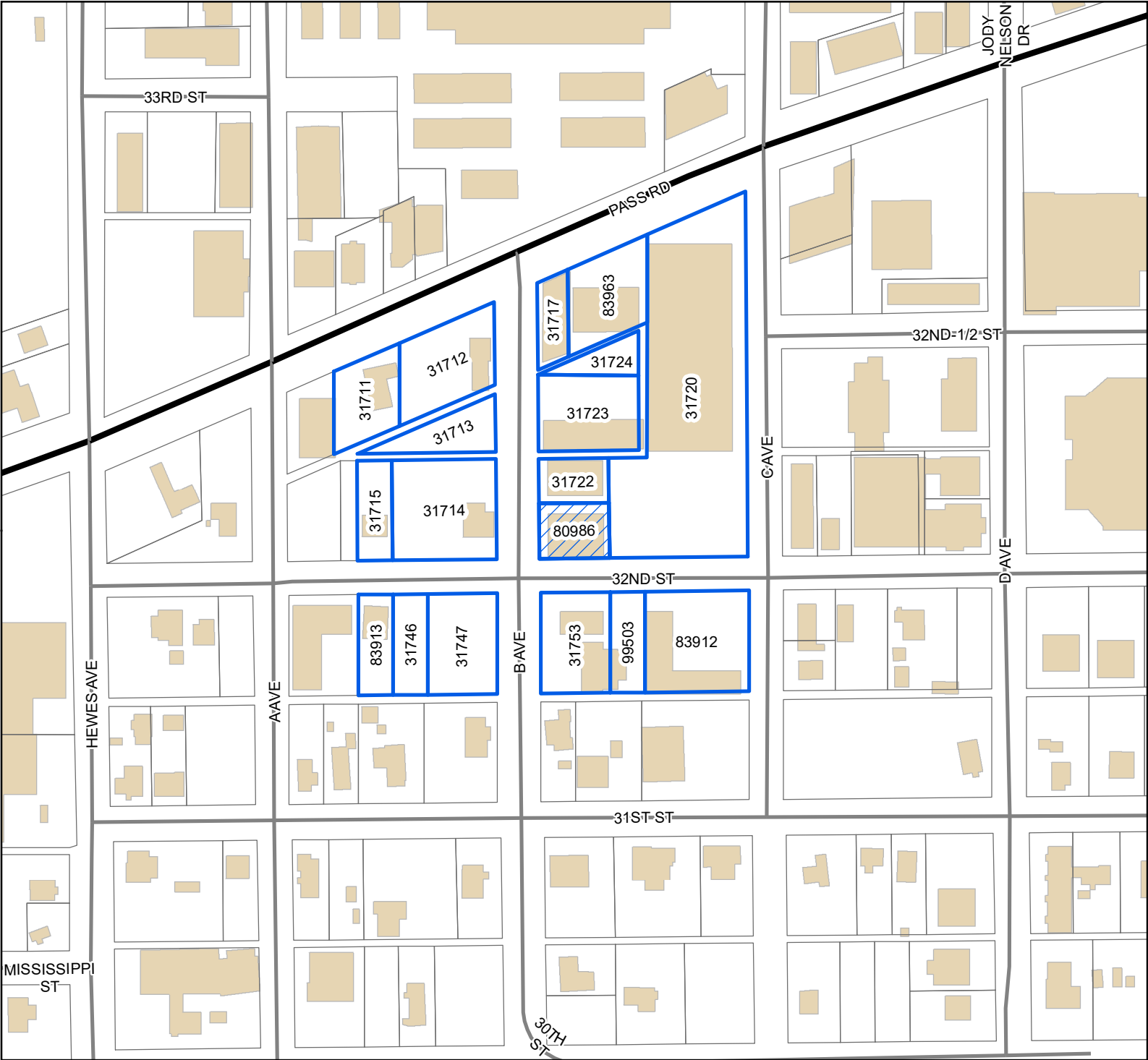

NOTARY PUBLIC

4

EXHIBIT "A"

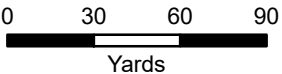
South 79.6 feet of Lots Twenty-four (24) and Twenty-five (25), Block Nine (9), Revision of Magnolia Grove in Gulfport, Harrison County, Mississippi, First Judicial District, according to the map or plat thereof recorded in Book 3 at Page 36 of the Plat Book Records of Harrison County, Mississippi. Being part of the same property conveyed in Book 732 at Page 461 and in book 538 at Page 367 and Book 599 at Page 167 and Book 598 at Page 299 and Book 591 at Page 505 of the Land Deed Records of Harrison County, Mississippi, First Judicial District and being part of the same land confirmed in Chancery Cause No. 54,118, Chancery Court of Harrison County, Mississippi and commonly known as 3200 B Avenue, Gulfport, First Judicial District, Harrison County, Mississippi.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0910N-06-014.000	JKA PROPERTIES LLC(OWNER)	729 E PASS RD	GULFPORT	MS	39507
			TERRY ROBINSON(AGENT)	1311 SPRING ST	GULFPORT	MS	39507
			Adjacent Property Owners (2404ZB048)				
	31723	0910N-06-015.000	BEATTIES JACK	3206 B AVE	GULFPORT	MS	39501
	31717	0910N-06-019.000	VINTAGE PROPERTIES LLC	19 KIMBELL DR	GULFPORT	MS	39507
	31720	0910N-06-017.000	JOHN C ROBINSON BROWN CONDOR ASSN	PO BOX 7914	GULFPORT	MS	39506
	31712	0910N-06-020.000	AUTO CASH INC	521 CEDAR AVE	CRESTVIEW	FL	32539
	31746	0910N-05-008.000	LUNDY WANDA R	214 LEBOURGEOIS LN	BRANDON	MS	39047
	80986	0910N-06-014.000	FENNELL SAMUEL J -ESTATE-	11371 PETON DR	GULFPORT	MS	39503
	99503	0910N-05-005.001	RICHMOND CONSTRUCTION LLC	481 32ND ST	GULFPORT	MS	39507
	31722	0910N-06-014.001	EARTH INC	P O BOX 1842	GULFPORT	MS	39501
	31714	0910N-06-024.000	BREWER INGLE C JR & LEE MICHEAL	7360 RUSHING ROBINSON RD	BILOXI	MS	39532
	31711	0910N-06-021.000	HLR PROPERTIES LLC	1115 PASS RD	GULFPORT	MS	39501
	31747	0910N-05-007.000	BREWER INGLE C SR ETAL	7360 RUSHING ROBINSON RD	BILOXI	MS	39532
	31715	0910N-06-025.000	QUIN EDWARD E JR	529 32ND ST	GULFPORT	MS	39501
	83912	0910N-05-005.000	WARREN LARRY	11005 STIGLOR HILL RD	VANCLEAVE	MS	39565
	83913	0910N-05-009.000	PELEAZ LOIS JUANITA -EST-	507 32ND ST	GULFPORT	MS	39507
	83963	0910N-06-018.000	VINTAGE PROPERTIES LLC	19 KIMBALL DRIVE	GULFPORT	MS	39507



Legend

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



1 inch = 200 feet



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

RE: Variance 2404ZB048, by agent Terry Robinson, seeking approval for parking to pull out onto city right of way, Tax Parcel 0910N-06-014.000, 3200 B Ave, Zoned B-2 (General-business), Ward 4

To Applicants and Adjacent Property Owners:

The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, April 18, 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, April 18, 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	536503	Print Legal Ad-IPL01664790 - IPL0166479		\$71.65	1	72 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, April 18, 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 2403ZB032, by agent Terry Robinson, seeking approval for zero required parking for retail use, Tax Parcel 0910N-06-014.000, 3200 B Ave, Zoned B-2 (General-business), Ward 4

Variance 2404ZB041, by owner Kay Webber Cochran, seeking approval for an additional accessory structure, Tax Parcels 0811H-02-034.000, 0811H-02-035.000, 1524 Olive Ave, 1526 Olive Ave, Zoned R-1-7.5 (Single-family), Ward 2

Variance 2404ZB042, by owner Kay Webber Cochran, seeking approval for an 8-foot fence where 4-feet is the height limit, Tax Parcels 0811H-02-035.000, 0811H-02-034.000, 1524 Olive Avenue, 1526 Olive Avenue, Zoned R-1-7.5 (Single-family), Ward 2

Variance 2404ZB048, by agent Terry Robinson, seeking approval for parking to pull out onto city right of way, Tax Parcel 0910N-06-014.000, 3200 B Ave, Zoned B-2 (General-business), Ward 4

Variance 2404ZB052, by agent Patricia Tomasello, seeking approval for lot size of 6352 square feet where 7500 square feet is required, Tax Parcel 0710O-02-102.002, 29th Street, Zoned R-B (Residence-business), Ward 1

Variance 2403ZB036, by agent Robert Addison Riemann, seeking approval for an additional wall sign on the eastern elevation, Tax Parcel 0809K-02-002.001, 15223 Creosote Road, Zoned B-4 (Highway-business), Ward 3

This the 28th day of March 2024
A. Leslie North, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0166479
Apr 3 2024

STATE OF MISSISSIPPI COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared Mary Castro, 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:
04/03/24

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.

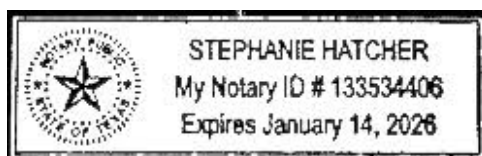
Mary Castro

Sworn to and subscribed before me this 3rd day of April 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

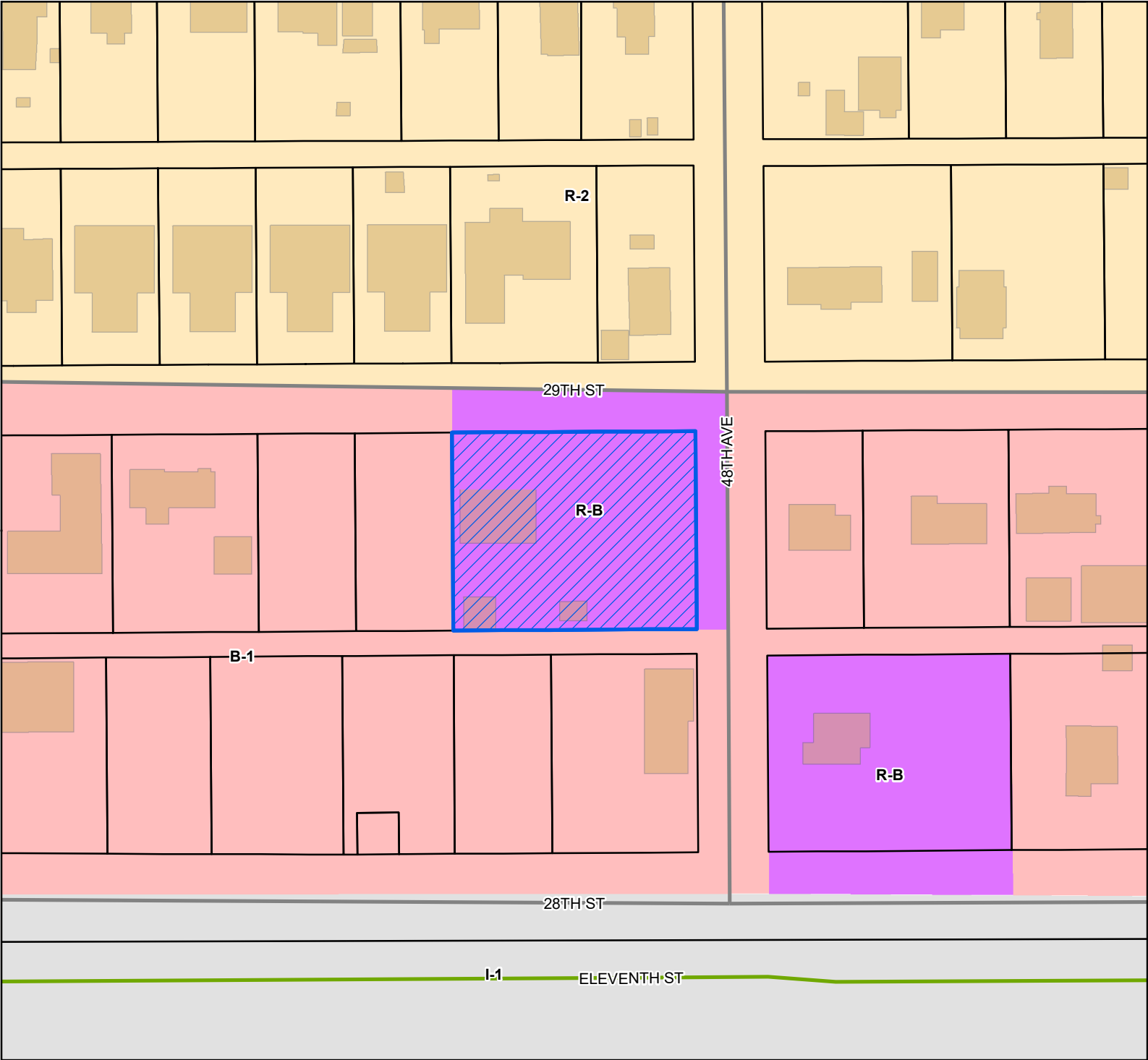
Date of Hearing: April 18, 2024

Re: Variance 2404ZB052:(Withdrawn by staff)

Variance 2404ZB052, by agent Patricia Tomasello, seeking approval for lot size of 6352 square feet where 7500 square feet is required, Tax Parcel 0710O-02-102.002, 29th Street, Zoned R-B (Residence-business), Ward 1

2404ZB052

Variance



Legend

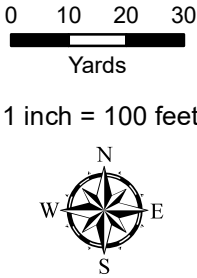
- Site
- Street
- Military Street
- Parcels
- Buildings

Zoning

- B-1 - Neighborhood Business District
- I-1 - Light Industry District
- R-2 - Single Family Residence District (Medium Density)
- R-B - Residence-Business District

Site Information

07100-02-102.002
 Zoning: R-B (Residence-Business)
 Size: 24993.79 sqft
 Flood: X



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:Signature Home Solutions

Printed Name of Owner

1715 21st Avenue

Mailing Address

Gulfport, MS 39501

City

State

Zip Code

228-202-1056662-317-0243

Home Phone

Work/Cell Phone

greg.mihalovich@signaturegulfcoast.com

Email

Signature of Owner

AGENT:Patricia Tomasello

Printed Name of Agent

1487 City Bridge Road

Mailing Address

Wiggins MS 39577

City

State

Zip Code

757-675-6226

Home Phone

Work/Cell Phone

eastertom64@gmail.com

Email

Patricia Tomasello

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: _____

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. 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?)
The existing subdivision was platted with zero lot line lots with a width of approximately 35 feet. Many of the lots in the area have been combined to produce 70-foot-wide lots. The lot we desire to subdivide was originally platted to be three individual lots.
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 property values in the immediate area do not support the construction of a single house on the current lot size. We would like to subdivide the existing lot resulting in two lots: lot 1: 6352 square feet and lot 2: 8110 square feet. The current Zoning Ordinance requirement is 7,500 square feet for a single lot.
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 an 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.)
Resizing a single conforming lot with an area of 14,462 square feet into one (1) non-conforming lot with an area of 6352 square feet and one (1) conforming lot with an area of 8110 square feet (7,500 square feet required), both meeting setback requirements; subdividing the lot will meet the current residential need by allowing for two single family homes to be built.
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.)
By dividing the single lot into two (2) lots, it will allow for the development and construction of two (2) affordable, single-family dwellings for homeownership resulting in property value commensurate with the property values of other properties in the 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?)
Applicant is requesting to have the current lot permitted for two (2) single family dwelling lots, one (1) conforming and one (1) non-conforming lot in Gulfport Heights.
6. State whether the use proposed is permissible by right, with planning approval or by special exception with respect to uses of land or structures.
The proposed use of this property as two (2) single family residential lots as permissible with planning approval with respect to uses of the land.



DESIGNATION OF AGENT

I, Greg Mihalovich being property owner of 07100-02-102.002
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Patricia Tomasello 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

3-4-2024

DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 4th day of March, 2024

NOTARY PUBLIC



COMMISSION EXPIRATION



COVENANT AFFIDAVIT

I, Greg Nihalovich being property owner or agent of the property 07100-02-102-002
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

DATE

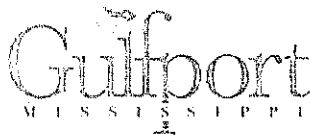
STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 4 day of March, 20 24

NOTARY PUBLIC

COMMISSION EXPIRATION





DEPARTMENT OF
URBAN DEVELOPMENT
PLANNING DIVISION

December 22, 2022

P.O. Box 1782
Gulfport, MS 39502
Phone: 228-868-5710
Fax: 228-868-5708

Young Harvey V
4809 29th Street
Gulfport, MS 39501

Wm. H. Hardy Building
1410 24th Avenue
Gulfport, MS 39501

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

To Whom It May Concern:

On Tuesday, December 20, 2022, the Gulfport City Council considered the above rezoning request. This letter is your official notification that the City Council **approved** the rezoning from **B-1 (Neighborhood business) to R-B (Residence-business).**

A building permit must be secured within one year of the rezoning of the subject property and must be issued for the use for which the applicant requested the rezoning as required in Sec IX (B) of the Comprehensive Zoning Ordinance. The failure to secure a building permit and/or failure to maintain a valid building permit shall result in the reversion of the Zoning classification of the subject property back to its original classification.

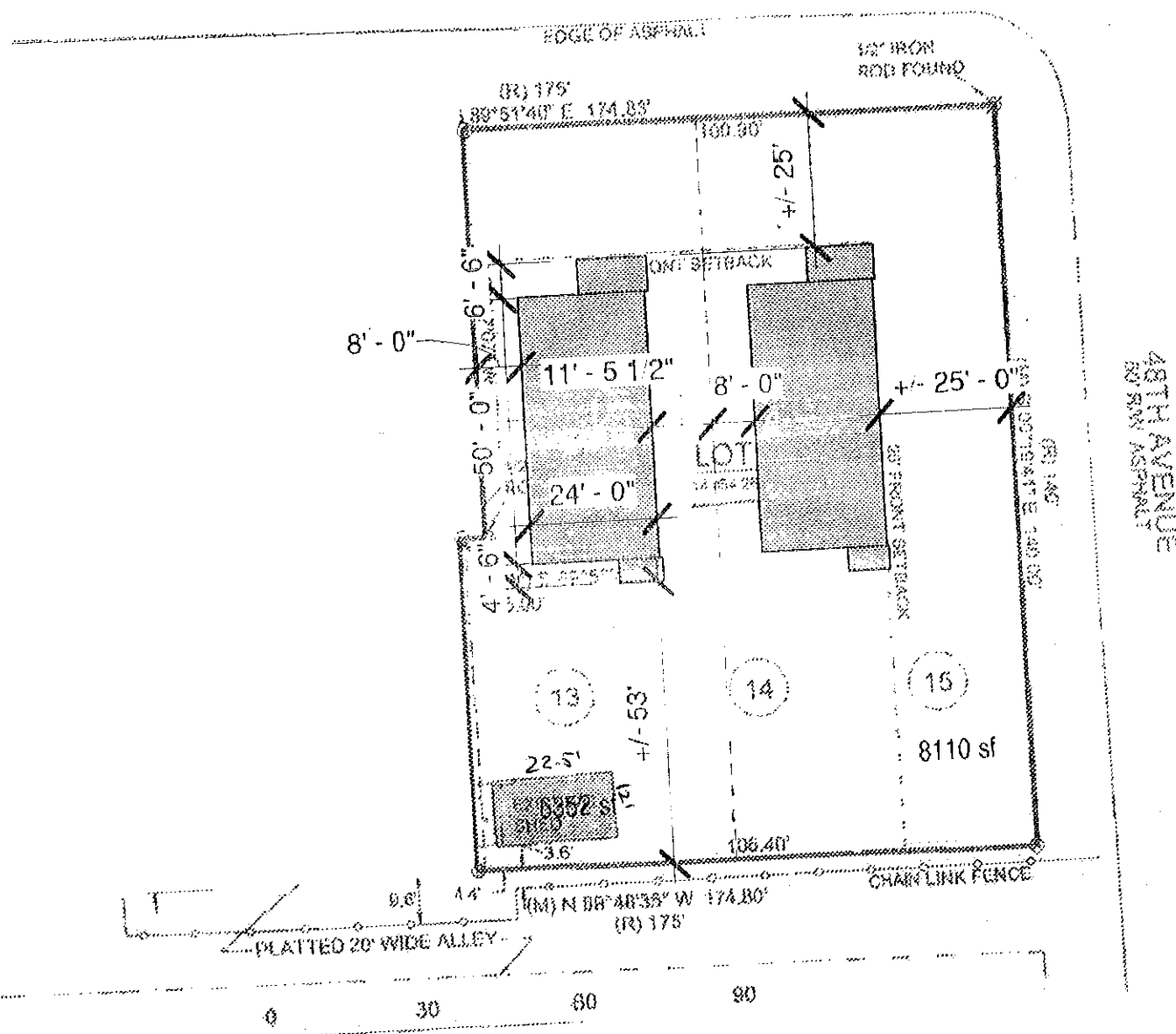
If you have any questions, please contact this office.

Sincerely,
City of Gulfport Planning Division

PROPERTY IS
SERVED BY CITY
OF GASTON
WATER AND SEWER
AT THIS TIME.

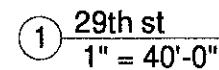
07100-02-102 002, ADDRESS-
4809 29TH STREET

29TH STREET
80' ROW ASPHALT



1 29th st
1" = 40'-0"

NOTES



NUMBER: 24-001A
DATE: 1/15/2023
DRAWN: CDV

A112

SIGNATURE HOME SOLUTIONS - 29TH ST

24-001A



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
SIGNATURE HOME SOLUTIONS, LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1004700
Status:	Good Standing
Effective Date:	07/06/2012
State of Incorporation:	Mississippi
Principal Office Address:	1715 21st Avenue Gulfport, MS 39501

Registered Agent

Name
Mihalovich, Greg A 1715 21st Avenue Gulfport, MS 39501-2942

Officers & Directors

Name	Title
Greg A Mihalovich 1715 21st Avenue Gulfport, MS 39501-2942	Member

SCANNED



Angela Hunt 1st JUDICIAL DISTRICT
Instrument 2024-0000665-D-J1
Filed/Recorded 01/11/2024 3:22:01 PM
Total Fees 28.00
7 Pages Recorded

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

Return to:
Andrew Marion, PLLC
Attorney-at-Law
1919 23rd Ave.
P.O. Box 863
Gulfport, MS 39502
(228)-865-9047
File # 23-193

STATE OF MISSISSIPPI
HARRISON COUNTY
FIRST JUDICIAL DISTRICT

WARRANTY DEED

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

Joyce Unsworth
4628 28th Street
Gulfport, MS 39501
985-515-9661

do hereby sell, convey and warrant unto

Signature Home Solutions, LLC
1715 21st Avenue
Gulfport, MS 39501
228-202-1056

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

(See Exhibit A attached, Page 3)

INDEXING INSTRUCTIONS: EXEMPT

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

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

WITNESS MY SIGNATURE, this the 11th day of January, 2024.


Joyce Unsworth

STATE OF MISSISSIPPI

COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the above stated jurisdiction, the within named **Joyce Unsworth** who acknowledged that **she** signed and delivered the foregoing Warranty Deed on the day and year therein written as **her** own free and voluntary act and deed.

GIVEN under my hand and official seal on this the 11th day of January, 2024.

MY COMMISSION EXPIRES:



NOTARY PUBLIC

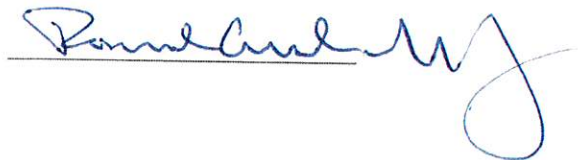


Exhibit "A"

Lots Thirteen (13), Fourteen (14), and Fifteen (15), Block Nineteen (19), GULFPORT HEIGHTS ADDITION, a subdivision according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 3 at Page 13 thereof, reference to which is hereby made in aid of and as a part of this description LESS AND EXCEPT that 77.12' X 5' portion of Lot 13 as shown on survey by Clifford A. Crosby, PLS dated 9/22/2022 and Job Number 22276.dwg.

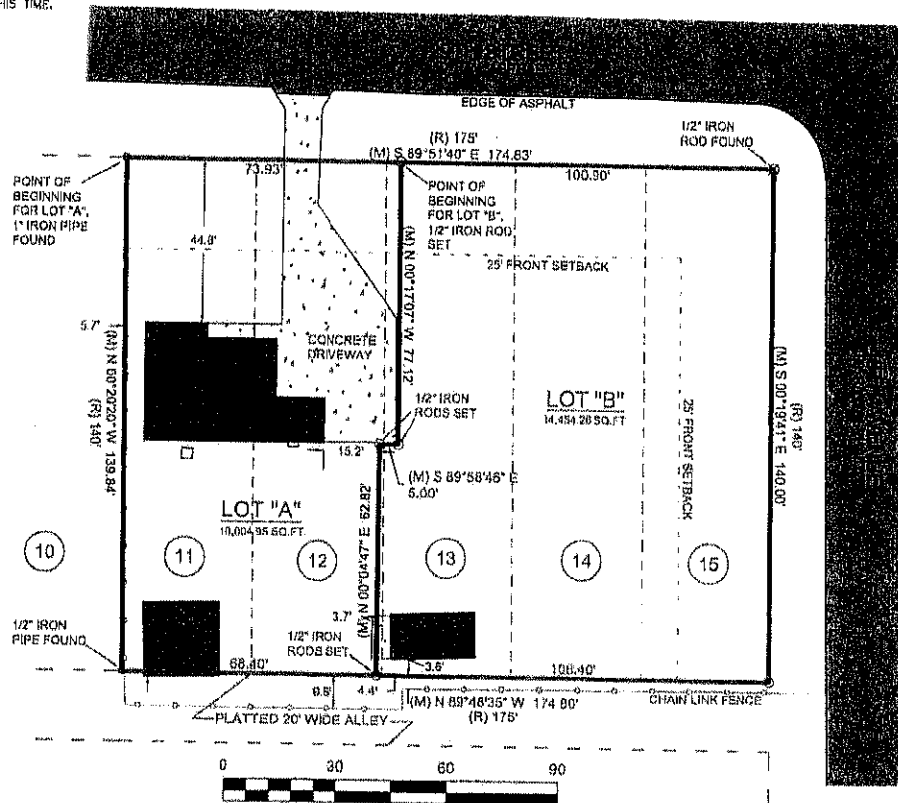
Also described as:

LOT B on Survey by Clifford A. Crosby, PLS dated 9/22/2022 as Job Number: 22278.dwg

A PORTION OF LOTS 13 THROUGH 15, BLOCK 19, GULFPORT HEIGHTS ADDITION, 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 (MS EAST ZONE 2301):

COMMENCING AT A 1" IRON PIPE FOUND AT THE NORTHWEST CORNER OF LOT 11, BLOCK 19, GULFPORT HEIGHTS ADDITION; THENCE ALONG THE SOUTH MARGIN OF 29TH STREET, S 89° 51' 40" E 73.93' TO A ½" IRON ROD SET AT THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID SOUTH MARGIN OF 29TH STREET, S 89° 51' 40" E 100.90' TO A ½" IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 15; THENCE ALONG THE WEST MARGIN OF 48TH AVENUE, S 00° 19' 41" E 140.00' TO A ½" IRON ROD SET AT THE SOUTHEAST CORNER OF LOT 15; THENCE ALONG THE NORTH MARGIN OF A 20 FEET WIDE ALLEY, N 89° 48' 35" W 106.40' TO A ½" IRON ROD SET; THENCE N 00° 04' 47" E 62.82' TO A ½" IRON ROD SET; THENCE S 89° 58' 46" E 5.00' TO A ½" IRON ROD SET; THENCE N 00° 17' 07" W 77.12' TO THE POINT OF BEGINNING, CONTAINING 14,454.26 SQUARE FEET.

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



BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS LOCATED IN THE FIRM ZONE 'X' ACCORDING TO MAP NUMBER 28047CD2630, DATED JUNE 18, 2009. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

DATE OF FIELD WORK 10/22/2012
TOPCON HIPER VR RECEIVER WAS
USED FOR GPS OBSERVATION,
UTILIZING THE EARL DUDLEY, INC.
REAL-TIME NETWORK

THIS PARCEL OF LAND IS
LOCATED IN B-1, NEIGHBORHOOD
BUSINESS DISTRICT AS PER CITY
OF GULFPORT ONLINE ATLAS.
REFER TO CITY OF GULFPORT
MUNICODE FOR SETBACKS AND
OTHER CRITERIA.

CLIENTS: HARVEY V. YOUNG AND JOYCE
UNSWORTH
DATE OF FIELD SURVEY: 8/22/2022
DRAWN BY: CAC
JOB NUMBER: 22276.dwg

PREPARED BY:

CLIFFORD A. CROSBY, PLS
716 LIVE OAK DRIVE
BILOXI, MS 39532 PHONE: 228-234-1649

001 -- IRON ROD FOUND
 02 -- IRON PIPE FOUND
 03 -- IRON ROD SET
 04 -- SPIKE FOUND
 05 -- SPIKE SET
 06 -- CONCRETE MONUMENT FOUND
 07 -- CONCRETE MONUMENT SET
 08 -- URETHANE AND FOUND
 09 -- AS PER SURVEY
 10 -- AS PER RECORD
 11 -- AS PER PLAN
 12 -- IRON ROD FOUND
 13 -- 1/2" IRON ROD WITH SAW SET
 14 -- P/S OF BEGINNING

A RESUBDIVISION OF A ONE PARCEL INTO TWO PARCELS,
CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI, INTO LOTS "A" AND "B".
SAID PARCEL BEING REFERRED TO AS TAX PARCEL NOS.
07100-02-102.002, ADDRESS-
4809 29TH STREET

07100-02-102.002 RECORD DESCRIPTION, 2008-10062-D-J1

LOTS 11 THROUGH 15, BLOCK 19, GULFPORT HEIGHTS
ADDITION, CITY OF GULFPORT, FIRST JUDICIAL
DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

LEGAL DESCRIPTIONS OF LOTS
CREATED BY THIS SUBDIVISION:

LEGAL DESCRIPTION: LOT "A"

A PORTION OF LOTS 11 THROUGH 13, BLOCK 19, GULFPORT HEIGHTS ADDITION, 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 (MS EAST ZONE 2301):

BEGINNING AT A 1" IRON PIPE FOUND AT THE NORTHWEST CORNER OF LOT 11, BLOCK 19, GULFPORT HEIGHTS ADDITION; THENCE ALONG THE SOUTH MARGIN OF 29TH STREET, S89°51'40"E 73.93' TO A 1/2" IRON ROD SET; THENCE S00°17'07"E 77.12' TO A 1/2" IRON ROD SET; THENCE N89°58'46"W 5.00' TO A 1/2" IRON ROD SET; THENCE S00°04'47"W 62.82' TO A 1/2" IRON ROD SET ON THE NORTH MARGIN OF A 20 FEET WIDE ALLEY, THENCE ALONG SAID NORTH MARGIN, N89°48'35"W 68.40' TO A 1/2" IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID LOT 11; THENCE ALONG THE WEST LINE OF SAID LOT 11, N00°20'20"W 139.84' TO THE POINT OF BEGINNING, CONTAINING 10,004.95 SQUARE FEET.

LEGAL DESCRIPTION: LOT "B"

A PORTION OF LOTS 12 THROUGH 15, BLOCK 19, GULFPORT HEIGHTS ADDITION, 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 (MS EAST ZONE 2301):

COMMENCING AT A 1" IRON PIPE FOUND AT THE NORTHWEST CORNER OF LOT 11, BLOCK 19, GULFPORT HEIGHTS ADDITION; THENCE ALONG THE SOUTH MARGIN OF 29TH STREET, S89°51'40"E 73.93' TO A 1/2" IRON ROD SET AT THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID SOUTH MARGIN OF 29TH STREET, S89°51'40"E 100.80' TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 15; THENCE ALONG THE WEST MARGIN OF 48TH AVENUE, S00°19'41"E 140.00' TO A 1/2" IRON ROD SET AT THE SOUTHEAST CORNER OF LOT 15; THENCE ALONG THE NORTH MARGIN OF A 20 FEET WIDE ALLEY, N89°48'35"W 106.40' TO A 1/2" IRON ROD SET; THENCE N00°04'47"E 62.82' TO A 1/2" IRON ROD SET; THENCE S89°58'46"E 5.00' TO A 1/2" IRON ROD SET; THENCE N00°17'07"W 77.12' TO THE POINT OF BEGINNING, CONTAINING 14,454.26 SQUARE FEET.

OWNER'S DEDICATION

THIS IS TO CERTIFY THAT HARVEY V. YOUNG IS ONE OF THE OWNERS OF RECORD OF THE LAND SHOWN ON THIS PLAT. DECLARE THIS TO BE A CORRECT PLAT

WITNESS MY SIGNATURE ON THIS _____ DAY OF _____ 2022.

HARVEY V. YOUNG

THE APPLICANT HEREBY COVENANTS AND AGREES TO INDEMNIFY AND HOLD HARMLESS THE CITY OF GULFPORT, ITS AGENTS, SERVANTS, AND OR EMPLOYEES AGAINST ANY AND ALL CLAIMS, DEMANDS, OR CAUSES OF ACTION OF WHATEVER NATURE WHICH MAY ARISE AS A RESULT OF THE ACTION OF THE PLANNING COMMISSION, ITS AGENTS, AND OR EMPLOYEES CONCERNING THE PETITION FOR RESUBDIVISION OF THE REAL PROPERTY DESCRIBED HEREIN

RATIFIED AND APPROVED BY:

HARVEY V. YOUNG

THIS _____ DAY OF _____ 2022

ACKNOWLEDGEMENT

BEFORE ME, THE UNDERSIGNED, AUTHORIZED IN AND FOR THE STATE OF MISSISSIPPI, COUNTY OF HARRISON COUNTY, PERSONALLY APPEARED THE AFORESAID HARVEY V. YOUNG WHO ACKNOWLEDGED THAT HE ADOPTED THIS PLAT AND EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION FOR THE PURPOSE THEREIN SET FORTH.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

PREPARED BY:

CLIFFORD A. CROSBY, PLS

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

CLIENTS: HARVEY V. YOUNG AND JOYCE
UNSWORTH
DATE OF FIELD SURVEY: 9/22/2022
DRAWN BY: CAC
JOB NUMBER: 22276.dwg

CERTIFICATE OF RESUBDIVISION

IN ACCORDANCE WITH SECTION 9-48 OF THE CODE OF ORDINANCES (SUBDIVISION REGULATIONS) OF THE CITY OF GULFPORT AS AMENDED, IT IS HEREBY CERTIFIED THAT THE GULFPORT CITY PLANNING COMMISSION CHAIRMAN AND GULFPORT CITY COUNCIL HAVE REVIEWED AND APPROVED THIS FINAL PLAT FOR THE RESUBDIVISION OF TAX PARCEL # 07150-02-102.002, LOCATED IN THE CITY OF GULFPORT, MS. THE SUBJECT PROPERTY IS GENERALLY DESCRIBED AS BEING LOCATED ON SOUTH SIDE OF 29TH STREET AND ON THE WEST SIDE OF 48TH AVENUE. THE AD VALOREM TAX PARCEL NUMBERS OF THE SUBJECT PROPERTY IS

07150-02-102.002

THE CASE FILE NUMBER IS

OWNER'S DEDICATION

THIS IS TO CERTIFY THAT JOYCE UNSWORTH IS ONE OF THE OWNERS OF RECORD OF THE LAND SHOWN ON THIS PLAT, DECLARE THIS TO BE A CORRECT PLAT.

WITNESS MY SIGNATURE ON THIS _____ DAY OF _____, 2022

JOYCE UNSWORTH

THE APPLICANT HEREBY COVENANTS AND AGREES TO INDEMNIFY AND HOLD HARMLESS THE CITY OF GULFPORT, ITS AGENTS, SERVANTS, AND OR EMPLOYEES AGAINST ANY AND ALL CLAIMS, DEMANDS, OR CAUSES OF ACTION OF WHATEVER NATURE WHICH MAY ARISE AS A RESULT OF THE ACTION OF THE PLANNING COMMISSION, ITS AGENTS, AND/OR EMPLOYEES CONCERNING THE PETITION FOR RESUBDIVISION OF THE REAL PROPERTY DESCRIBED HEREIN.

RATIFIED AND APPROVED BY

JOYCE UNSWORTH

THIS _____ DAY OF _____, 2022

ACKNOWLEDGEMENT

BEFORE ME, THE UNDERSIGNED, AUTHORIZED IN AND FOR THE STATE OF MISSISSIPPI, COUNTY OF HARRISON COUNTY, PERSONALLY APPEARED THE AFORENAAMED JOYCE UNSWORTH WHO ACKNOWLEDGED THAT SHE ACCEPTED THIS PLAT AND EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION FOR THE PURPOSE THEREIN SET FORTH.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

I, CLIFFORD A. CROSBY, PROFESSIONAL LAND SURVEYOR IN AND FOR THE STATE OF MISSISSIPPI, DO HEREBY CERTIFY THAT THE FOREGOING PLAT AND DESCRIPTIONS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT ALL MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS LOCATED AND THAT ALL DIMENSIONAL AND OTHER DATA SHOWN ARE CORRECT. I ALSO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF MISSISSIPPI"

WITNESS MY SIGNATURE AND SEAL THIS _____ DAY OF _____, 2022

CLIFFORD A. CROSBY, MS PLS 2539

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

SUBMITTED TO AND APPROVED BY THE CITY OF GULFPORT PLANNING COMMISSION ON THE _____ DAY OF _____, 2022

BY: KEITH WILLIAMS
THE CITY OF GULFPORT'S PLANNING COMMISSION CHAIRMAN

BY: GREG HOLMES
THE CITY OF GULFPORT'S PLANNING DIVISION ADMINISTRATOR

CERTIFICATE OF APPROVAL BY THE COUNCIL

SUBMITTED TO AND APPROVED BY THE CITY OF GULFPORT CITY COUNCIL AT THE REGULAR MEETING OF SAID COUNCIL HELD ON THE _____ DAY OF _____, 2022

ATTEST:

BRITTANY RODGERS
THE CITY OF GULFPORT'S CLERK OF COUNCIL

F.B. "RUSTY" WALKER, IV
THE CITY OF GULFPORT'S COUNCIL PRESIDENT

CERTIFICATE OF APPROVAL BY THE MAYOR

THIS RESUBDIVISION PLAT AND CERTIFICATE OF RESUBDIVISION, HAVING BEEN SUBMITTED AND APPROVED BY THE MAYOR, THIS _____ DAY OF _____, 2022

BILLY HEWES
THE CITY OF GULFPORT'S MAYOR

PREPARED BY:

CLIFFORD A. CROSBY, PLS
716 LIVE OAK DRIVE
BILLOXI, MS 39532 PHONE: 228-234-1649

CLIENTS: HARVEY V. YOUNG AND JOYCE
UNSWORTH
DATE OF FIELD SURVEY: 9/22/2022
DRAWN BY: CAC
JOB NUMBER: 22276.dwg

MISCELLANEOUS PAYMENT RCPT#: 12650359
CITY OF GULFPORT

GULFPORT, MS 39501

DATE: 03/04/24 TIME: 15:09:51
CLERK: Jseferovi DEPT:
CUSTOMER#:

COMMENT:

CHG: PZD PLANNING AND ZO 75.00

AMOUNT PAID: 75.00

PAID BY: SQ ENTERPRISES LLC
PAYMENT METH: CHECK
1856

REFERENCE:

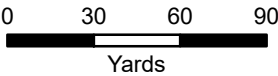
AMT TENDERED: 75.00
AMT APPLIED: 75.00
CHANGE: .00

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
		07100-02-102.002	SIGNATURE HOME SOLUTIONS (OWNER)	1715 21ST AVE	GULFPORT	MS	39503
			PATRICIA TOMASELLA (AGENT)	1487 CITY BRIDGE ROAD	WIGGINS	MS	39577
			Adjacent Property Owners (2404ZB052)				
29803	07100-02-104.000		GORDON BOYD W & PAMELA R	6462 SIMMONS DR	LONG BEACH	MS	39560
29773	07100-02-096.000		PHELPS MARGIE AUGESTINE -ESTATE-	GULF MIST APTS 15E	GULFPORT	MS	39501
29774	07100-02-097.000		WEIS JOSEPH SCOTT	4810- 29TH STREET	GULFPORT	MS	39501
29810	07100-02-039.000		HANSON KIRK	11195 WOODLEY CV	GULFPORT	MS	39503
29807	07100-02-106.000		TRAN TONY PHU	307 FERGUSON AVE	LONG BEACH	MS	39560
29798	07100-02-101.000		RAWLINGS STEVE	PO BOX 6633	D'IBERVILLE	MS	39540
29788	07100-02-046.000		LANIER STEPHEN LEE & PAMELA CULVER	4626 29TH STREET	GULFPORT	MS	39501
100027	07100-02-105.001		PETERSON KAREN & NECASIE KEVIN	7490 CAESAR-NECAISE RD	PERKINSTON	MS	39573
90764	07100-02-038.000		UNSWORTH OWEN J	1001 WALLACE CT	SLIDELL	LA	70461
29811	07100-02-040.000		RUSSELL LINDA A & CHUTER RICKEY P	4627 29TH STREET	GULFPORT	MS	39501
29799	07100-02-102.000		MAGNUSEN BETTY	3774 ROUTE 31 APT 602	LIVERPOOL	NY	13090
29787	07100-02-045.000		KNIGHT GEORGE K	4616 29TH ST	GULFPORT	MS	39507
29775	07100-02-098.000		4814 29TH AVENUE LLC	PO BOX 765	PASS CHRISTIAN	MS	39571
29801	07100-02-102.002		YOUNG HARVEY V	4809-29TH STREET	GULFPORT	MS	39501
147744	07100-02-105.002		PETERSON KAREN K	7490 CAESAR NECAISE RD	PERKINSTON	MS	39573



Legend

- Site
- Adjacent Properties
- Street
- Military Street
- Buildings



1 inch = 200 feet



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

RE: Variance 2404ZB052, by agent Patricia Tomasello, seeking approval for lot size of 6352 square feet where 7500 square feet is required, Tax Parcel 0710O-02-102.002, 29th Street, Zoned R-B (Residence-business), Ward 1

To Applicants and Adjacent Property Owners:

The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, April 18, 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, April 18, 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	536503	Print Legal Ad-IPL01664790 - IPL0166479		\$71.65	1	72 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, April 18, 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 2403ZB032, by agent Terry Robinson, seeking approval for zero required parking for retail use, Tax Parcel 0910N-06-014.000, 3200 B Ave, Zoned B-2 (General-business), Ward 4

Variance 2404ZB041, by owner Kay Webber Cochran, seeking approval for an additional accessory structure, Tax Parcels 0811H-02-034.000, 0811H-02-035.000, 1524 Olive Ave, 1526 Olive Ave, Zoned R-1-7.5 (Single-family), Ward 2

Variance 2404ZB042, by owner Kay Webber Cochran, seeking approval for an 8-foot fence where 4-feet is the height limit, Tax Parcels 0811H-02-035.000, 0811H-02-034.000, 1524 Olive Avenue, 1526 Olive Avenue, Zoned R-1-7.5 (Single-family), Ward 2

Variance 2404ZB048, by agent Terry Robinson, seeking approval for parking to pull out onto city right of way, Tax Parcel 0910N-06-014.000, 3200 B Ave, Zoned B-2 (General-business), Ward 4

Variance 2404ZB052, by agent Patricia Tomasello, seeking approval for lot size of 6352 square feet where 7500 square feet is required, Tax Parcel 0710O-02-102.002, 29th Street, Zoned R-B (Residence-business), Ward 1

Variance 2403ZB036, by agent Robert Addison Riemann, seeking approval for an additional wall sign on the eastern elevation, Tax Parcel 0809K-02-002.001, 15223 Creosote Road, Zoned B-4 (Highway-business), Ward 3

This the 28th day of March 2024
A. Leslie North, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0166479
Apr 3 2024

STATE OF MISSISSIPPI COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared Mary Castro, 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:
04/03/24

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.

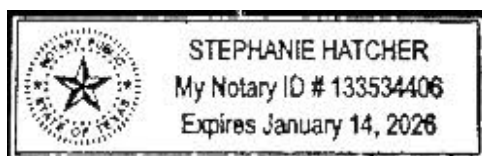
Mary Castro

Sworn to and subscribed before me this 3rd day of April 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!