



Zoning Board | Agenda

Thursday, April 17, 2025 – 3:00 PM

City Hall – Council Chambers
2309 15th Street, Gulfport

- 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 20, 2025

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 2503ZB028:**
(Deferred to April Meeting by Applicant)

Variance 2503ZB028, by owners Juan Ibarra and Angelica Robles, seeking approval for 17 regular parking spaces where 20 parking spaces are required, Tax Parcel 0910M-02-007.000, 727 Pass Road, Zoned B-2 (General Business), Ward 3

2. Variance 2503ZB029:
(Withdrawn by Planning Staff)

Variance 2503ZB029, by owners Juan Ibarra and Angelica Robles, seeking approval for parking that backs out into city right-of-way, Tax Parcel 0910M-02-007.000, 727 Pass Road, Zoned B-2 (General Business), Ward 3

3. Special Exception 2503SE030:
(Deferred to April Meeting by Applicant)

Special Exception 2503SE030, by owners Juan Ibarra and Angelical Robles, seeking approval for a bar use, Tax Parcel 0910M-02-007.000, 727 Pass Road, Zoned B-2 (General Business), Ward 3

H. Adjournment

MINUTES

**ZONING BOARD OF ADJUSTMENT AND APPEALS
MEETING**

Thursday, March 20, 2025 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 Zoning Board was called to order at 3:00 P.M.
- D. Determination of a Quorum:**

BOARD MEMBERS PRESENT:

ROBERT PHARR
HAL KAIGLER
LESLIE NORTH
MARY ANN WIGINTON
MACK MCCREE (LATE)

BOARD MEMBERS ABSENT:

NATHAN BODDIE
MICHAEL DANIELS

STAFF MEMBERS PRESENT:

SU-LIN FEATHERSTON
MATILDA WELCH
BRYCE CLUGH
WILLIAM DICKINSON

COURT REPORTER:

NORMA SOROE

E. Confirmation of Agenda:

F. Approval of Minutes:

Motion by Mr. Kaigler and seconded by Mr. Pharr to approve Minutes of the **February 20, 2025**, 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 2502ZB011:

(Tabled to March meeting due to applicant's absence)

Variance 2502ZB011, by agent Richard J. Copponex, seeking approval for an eight-foot-tall fence where six feet is the height limit, Tax Parcel 1010C-01-001-002, 10988 Channelside Drive, Zoned R-2 (Single-family), Ward 5

Speaking for the Petition: Rickey Copponex

Speaking against the Petition: None

Motion: Mr. Kaigler - to approve the applicant's request.

Second: Mrs. Wiginton

Leslie North	- Chairman - Yea
Mary Ann Wiginton	- Yea
Michael Daniels	- Absent
Robert Pharr	- Yea
Nathan Boddie	- Absent
Mack McCree	- Absent
Hal Kaigler	- Yea

Action: Motion carried unanimously

2. Variance 2502ZB013:

(Tabled to March meeting due to applicant's absence)

Variance 2502ZB013, by owners Timothy Daigle Jr. and Jenee Daigle, seeking approval for a six-foot-tall fence where the height limit is 4 feet, Tax Parcels 0807E-01-001.001, 0807E-01-001.000, 15361 S Swan Road, Zoned R-1-15 (Single-Family), I-2 (Heavy Industry), Ward 7

Speaking for the Petition: Bobby Heinrich

Speaking against the Petition: None

Motion: Mrs. Wiginton - to move to end of meeting due to applicant not present.

Second: Mr. Kaigler

Second Motion: Mrs. Wiginton - to approve applicant's request.

Second: Mr. Kailger

Leslie North	- Chairman - Yea
Mary Ann Wiginton	- Yea
Michael Daniels	- Absent
Robert Pharr	- Yea
Nathan Boddie	- Absent
Mack McCree	- Yea
Hal Kaigler	- Yea

Action: Motion carried unanimously

**3. Variance 2503ZB028:
(Deferred to April Meeting by Applicant)**

Variance 2503ZB028, by owners Juan Ibarra and Angelica Robles, seeking approval for 17 parking spaces where 20 parking spaces are required, Tax Parcel 0910M-02-007.000, 727 Pass Road, Zoned B-2 (General Business), Ward 3

Speaking for the Petition:

Speaking against the Petition:

Motion:

Second:

Leslie North - **Chairman**
Mary Ann Wiginton -
Michael Daniels -
Robert Pharr -
Nathan Boddie -
Mack McCree -
Hal Kaigler -

Action:

**4. Variance 2503ZB029:
(Deferred to April Meeting by Applicant)**

Variance 2503ZB029, by owners Juan Ibarra and Angelica Robles, seeking approval for parking that backs out into city right-of-way, Tax Parcel 0910M-02-007.000, 727 Pass Road, Zoned B-2 (General Business), Ward 3

Speaking for the Petition:

Speaking against the Petition:

Motion:

Second:

Leslie North - **Chairman**
Mary Ann Wiginton -
Michael Daniels -
Robert Pharr -
Nathan Boddie -
Mack McCree -
Hal Kaigler -

Action:

**5. Special Exception 2503SE030:
(Deferred to April Meeting by Applicant)**

Variance 2503SE030, by owners Juan Ibarra and Angelical Robles, seeking approval for a bar use, Tax Parcel 0910M-02-007.000, 727 Pass Road, Zoned B-2 (General Business), Ward 3

Speaking for the Petition:

Speaking against the Petition:

Motion:

Second:

Leslie North	- Chairman
Mary Ann Wiginton	-
Michael Daniels	-
Robert Pharr	-
Nathan Boddie	-
Mack McCree	-
Hal Kaigler	-

Action:

6. Variance 2503ZB031:

Variance 2503ZB031, by agent John Ruble, seeking approval to allow for a 10-foot front yard setback where 25 feet is required, Tax Parcel 1010B-03-001.002, Zoned R-2 (Single-family), Ward 4

Speaking for the Petition: John H. Ruble

Speaking against the Petition: Edward H. Champagne, Rod Goulette, Dennis C. Brooks

Motion: Mr. Kaigler - to approve applicant's request.

Second: Ms. North

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

Action: Motion failed 3-2

7. Variance 2503ZB032:

Variance 2503ZB032, by agent Jack Schmidt, seeking approval to allow for a 12.6 feet side yard setback where 14 feet is required, Tax Parcel 0908P-01-006.015, 12108 Turnberry Cove, Zoned R-1-7.5 (Single-family) Ward 6

Speaking for the Petition: Jack Schmidt

Speaking against the Petition: None

Motion: Mr. Pharr - to approve applicant's request.

Second: Mr. Kailger

Leslie North	- Chairman - Yea
Mary Ann Wiginton	- Yea
Michael Daniels	- Absent
Robert Pharr	- Yea
Nathan Boddie	- Absent
Mack McCree	- Yea
Hal Kaigler	- Yea

Action: Motion carried unanimously

8. Variance 2503ZB033:

Variance 2503ZB033, by agent Jack Schmidt, seeking approval to allow for a 13.76 side yard setback where 14 feet is required, Tax Parcel 0908P-01-006.029, 12065 Turnberry, Zoned R-1-7.5 (Single-family), Ward 6

Speaking for the Petition: Jack Schmidt

Speaking against the Petition: None

Motion: Mr. Pharr - to approve applicant's request.

Second: Mr. Kailger

Leslie North	- Chairman - Yea
Mary Ann Wiginton	- Yea
Michael Daniels	- Absent
Robert Pharr	- Yea
Nathan Boddie	- Absent
Mack McCree	- Yea
Hal Kaigler	- Yea

Action: Motion carried unanimously

9. Variance 2503ZB034:

Variance 2503ZB034, by agent Jack Schmidt, seeking approval to allow for 13.66 feet side yard setback where 14 feet is required, Tax Parcel 0908P-01-006.030, 12061 Turnberry Cove, Zoned R-1-7.5 (Single-family), Ward 6

Speaking for the Petition: Jack Schmidt

Speaking against the Petition: None

Motion: Mr. Pharr - to approve applicant's request.

Second: Mr. Kailger

Leslie North	- Chairman - Yea
Mary Ann Wiginton	- Yea
Michael Daniels	- Absent
Robert Pharr	- Yea
Nathan Boddie	- Absent
Mack McCree	- Yea
Hal Kaigler	- Yea

Action: Motion carried unanimously

10. Variance 2503ZB035:

Variance 2503ZB035, by agent Jack Schmidt, seeking approval for 13.29 feet side yard setback where 14 feet is required, Tax Parcel 0908P-01-006.014, 12104 Turnberry Cove, Zoned R-1-7.5 (Single-family), Ward 6

Speaking for the Petition: Jack Schmidt

Speaking against the Petition: None

Motion: Mr. Pharr - to approve applicant's request.

Second: Mr. Kailger

Leslie North	- Chairman - Yea
Mary Ann Wiginton	- Yea
Michael Daniels	- Absent
Robert Pharr	- Yea
Nathan Boddie	- Absent
Mack McCree	- Yea
Hal Kaigler	- Yea

Action: Motion carried unanimously

11. Variance 2503ZB036:

Variance 2503ZB036, by agent Jack Schmidt, seeking approval to allow for a 13.72 side yard setback where 14 feet is required, Tax Parcel 0908P-01-006.028, 12069 Turnberry Cove, Zoned R-1-7.5 (Single-family), Ward 6

Speaking for the Petition: Jack Schmidt

Speaking against the Petition: None

Motion: Mr. Pharr - to approve applicant's request.

Second: Mr. Kailger

Leslie North	- Chairman - Yea
Mary Ann Wiginton	- Yea
Michael Daniels	- Absent
Robert Pharr	- Yea
Nathan Boddie	- Absent
Mack McCree	- Yea
Hal Kaigler	- Yea

Action: Motion carried unanimously

12. Variance 2503ZB037:

Variance 2503ZB037, by agent Jack Schmidt, seeking approval to allow for a 13.06 feet side yard setback where 14 feet is required, Tax Parcel 0908P-01-006.024, 12085 Turnberry Cove, Zoned R-1-7.5 (Single-family), Ward 6

Speaking for the Petition: Jack Schmidt

Speaking against the Petition: None

Motion: Mr. Pharr - to approve applicant's request.

Second: Mr. Kailger

Leslie North	- Chairman - Yea
Mary Ann Wiginton	- Yea
Michael Daniels	- Absent
Robert Pharr	- Yea
Nathan Boddie	- Absent
Mack McCree	- Yea
Hal Kaigler	- Yea

Action: Motion carried unanimously

13. Variance 2503ZB038:

Variance 2503ZB038, by agent Jack Schmidt, seeking approval to allow for a 13.05 feet side yard setback where 14 feet is required, Tax Parcel 0908P-01-006.023, 12089 Turnberry Cove, Zoned R-1-7.5 (Single-family), Ward 6

Speaking for the Petition: Jack Schmidt

Speaking against the Petition: None

Motion: Mr. Pharr - to approve applicant's request.

Second: Mr. Kailger

Leslie North	- Chairman - Yea
Mary Ann Wiginton	- Yea
Michael Daniels	- Absent
Robert Pharr	- Yea
Nathan Boddie	- Absent
Mack McCree	- Yea
Hal Kaigler	- Yea

Action: Motion carried unanimously

14. Variance 2503ZB039:

Variance 2503ZB039, by agent Jack Schmidt, seeking approval to allow for a 13.35 feet side yard setback where 14 feet is required, Tax Parcel 0908P-01-006.016, 12112 Turnberry Cove, Zoned R-1-7.5 (Single-family), Ward 6

Speaking for the Petition: Jack Schmidt

Speaking against the Petition: None

Motion: Mr. Pharr - to approve applicant's request.

Second: Mr. Kailger

Leslie North	- Chairman - Yea
Mary Ann Wiginton	- Yea
Michael Daniels	- Absent
Robert Pharr	- Yea
Nathan Boddie	- Absent
Mack McCree	- Yea
Hal Kaigler	- Yea

Action: Motion carried unanimously

15. Variance 2503ZB040:

Variance 2503ZB040, by agent Jack Schmidt, seeking approval to allow for a 12.66 foot side yard setback where 14 feet is required, Tax Parcel 0908P-01-006.031, 12057 Turnberry Cove, Zoned R-1-7.5 (Single-family), Ward 6

Speaking for the Petition: Jack Schmidt

Speaking against the Petition: None

Motion: Mr. Pharr - to approve applicant's request.

Second: Mr. Kailger

Leslie North	- Chairman - Yea
Mary Ann Wiginton	- Yea
Michael Daniels	- Absent
Robert Pharr	- Yea
Nathan Boddie	- Absent
Mack McCree	- Yea
Hal Kaigler	- Yea

Action: Motion carried unanimously

Adjournment:

Motion by Mrs. Wiginton to adjourn the meeting was seconded by Mr. Kailger and carried unanimously. The meeting adjourned 3:50 P.M.

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

Michael Daniels, Secretary

Date: _____



URBAN DEVELOPMENT
PLANNING & ZONING
PO BOX 1780 | GULFPORT, MS | 1410 24TH AVENUE
228.868.5710 | PLANNERS@GULFPORT-MS.GOV

ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, April 17, 2025

Public Declaration of Appeal Process of Chairman



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ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, April 17, 2025

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



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ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, April 17, 2025

Routine Agenda



URBAN DEVELOPMENT
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ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, April 17, 2025

Variance 2503ZB028:

(Deferred to April Meeting by Applicant) Variance 2503ZB028, by owners Juan Ibarra and Angelica Robles, seeking approval for 17 regular parking spaces where 20 parking spaces are required, Tax Parcel 0910M-02-007.000, 727 Pass Road, Zoned B-2 (General Business), Ward 3

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2503ZB028

Hearing Date: March 20, 2025, Deferred to April 17, 2025

Current Zoning/Use: B-2 / Commercial Structure

Legal: Variance 2503ZB028, by owners Juan Ibarra and Angelica Robles, seeking approval for 17 parking spaces where 20 parking spaces are required, Tax Parcel 0910M-02-007.000, 727 Pass Road, Zoned B-2 (General Business), Ward 3

TECHNICAL DETAILS

Variations involve special cases where unique factors contribute to justify a use of property that does not conform to the City's enforced ordinances. Therefore, variations 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 a variance for allowance of seventeen (17) parking spaces where twenty (20) parking spaces are required for bar use. The previous use at this location was Window King for the sale of and installation of windows. Cases that have been approved for parking in the area are 2501ZB006, and 2501ZB009. The applicant addresses the hardship questions below.

- a) The applicant states that the property has unique spatial constraints due to its irregular lot size and configuration which limits the area for parking, and the existing structure occupies a significant portion of the lot, leaving less space for parking compared to neighboring properties with larger or more uniform lot sizes, and these conditions make it challenging to meet the full parking requirement of twenty (20) spaces without compromising accessibility or functionality. The applicant is creating their own hardship due to the bar use they have selected and cannot accommodate the required twenty (20) parking spaces plus one (1) handicap parking space per ADA regulations.
- b) The applicant states that the need for a parking variance arises from the pre-existing layout and dimensions of the property, which were established prior to the applicant's ownership or involvement, and the building's placement and lot constraints were not caused by the applicant but are inherent to the property's original design and development. Since the structure existed prior to the widening of Pass Road, the applicants' choice for bar use, the applicant is causing their own hardship.
- c) The applicant states that the irregular shape and limited size of the lot as shown in their site plan is creating an unnecessary hardship by making it physically impossible to provide twenty (20) parking spaces without significant alterations to the property that would reduce its usability and economic viability. The applicants' choice of a bar use at this property is creating the hardship to accommodate the twenty (20) parking spots and is not commonly found in other properties within the district, which generally have more accommodating layouts, and amending the zoning ordinance would not address this unique situation without creating broader implications for zoning compliance.
- d) The applicant states that enforcing the full parking requirement of twenty (20) parking spaces would deprive the applicant of the ability to operate the property as a bar, a use commonly enjoyed by other properties in the district, and the inability to meet the parking requirements would hinder the applicant's ability to provide reasonable economic return and development comparable to similar businesses in the area, effectively penalizing the applicant for the property's inherent physical constraint. The applicant is not being deprived and needs to come up with a parking layout that meets the City dimensional standards for a 25 ft wide parking lot, the two-way with all spaces-oriented perpendicular to the two-way drive aisle, and the required ADA parking for van accessible handicap parking space of 11 ft wide with a 5 ft access aisle on the passenger side of the space.
- e) The applicant states that in seeking the requested variance, they seek to provide a parking solution that aligns with the practical limitations of the property while allowing it to be used in a manner consistent with neighboring businesses, and the granting of the variance will not grant any special privilege but will instead ensure that the property can operate similarly to others in the district. The applicant needs to address the parking layout as mentioned by Engineering with a loss of a parking space, and also must meet the ADA standards for van accessible handicap parking space which will reduce amount of parking spaces where twenty (20) is required for bar use.

Technical Report

VARIANCE

- f) This property is zone B-2, and a liquor store, or free-standing lounge requires a special exception.

EXECUTIVE SUMMARY

In review of this application and documents submitted by the applicant, the requested variance is to allow for seventeen (17) parking-spot requirements. According to Engineering, the applicant needs to meet the city dimensional standards for a 25 ft wide parking lot, the two-way with all spaces-oriented perpendicular to the two-way drive aisle to meet City dimensional standards, and they are still required to have ADA parking on site. Upon visiting the site, staff confirmed that the current location for parking cannot be altered or improved in any way. If this variance is approved, a privilege license will be required and must meet all rules and zoning regulations in the B-2 zone.

Any approval should consider these conditions:

1. Approval allows for 17 required parking spaces.
2. One space must be handicap van accessible.
3. The parking lot layout on the east side of the structure does not meet City dimensional standards. The parking lot must be 25 ft wide and two-way with all spaces-oriented perpendicular to the two-way drive aisle in order to meet City dimensional standards. However, this will result in the loss of spaces. The handicap parking space shown does not meet ADA standards. The van accessible handicap parking space must be 11 ft wide with a 5 ft access aisle on the passenger side of the space.
4. Must provide an updated parking layout.
5. Must apply for a privilege license.
6. Must comply with all rules and regulations.

DEPARTMENTAL CONDITIONS

Engineering:

The parking lot layout on the east side of the structure does not meet City dimensional standards. The parking lot must be 25 ft wide and two-way with all spaces-oriented perpendicular to the two-way drive aisle in order to meet City dimensional standards. However, this will result in the loss of spaces. The handicap parking space shown does not meet ADA standards. The van accessible handicap parking space must be 11 ft wide with a 5 ft access aisle on the passenger side of the space. Memo dated 4/02/25.

Public Works:

No comment as of 4/07/25

Traffic and Safety:

The parking lot drawing doesn't meet the City's standard construction details 4/02/25.

Building Code Services:

One space must be handicap van accessible. Memo dated 4/02/25.

Technical Report
VARIANCE

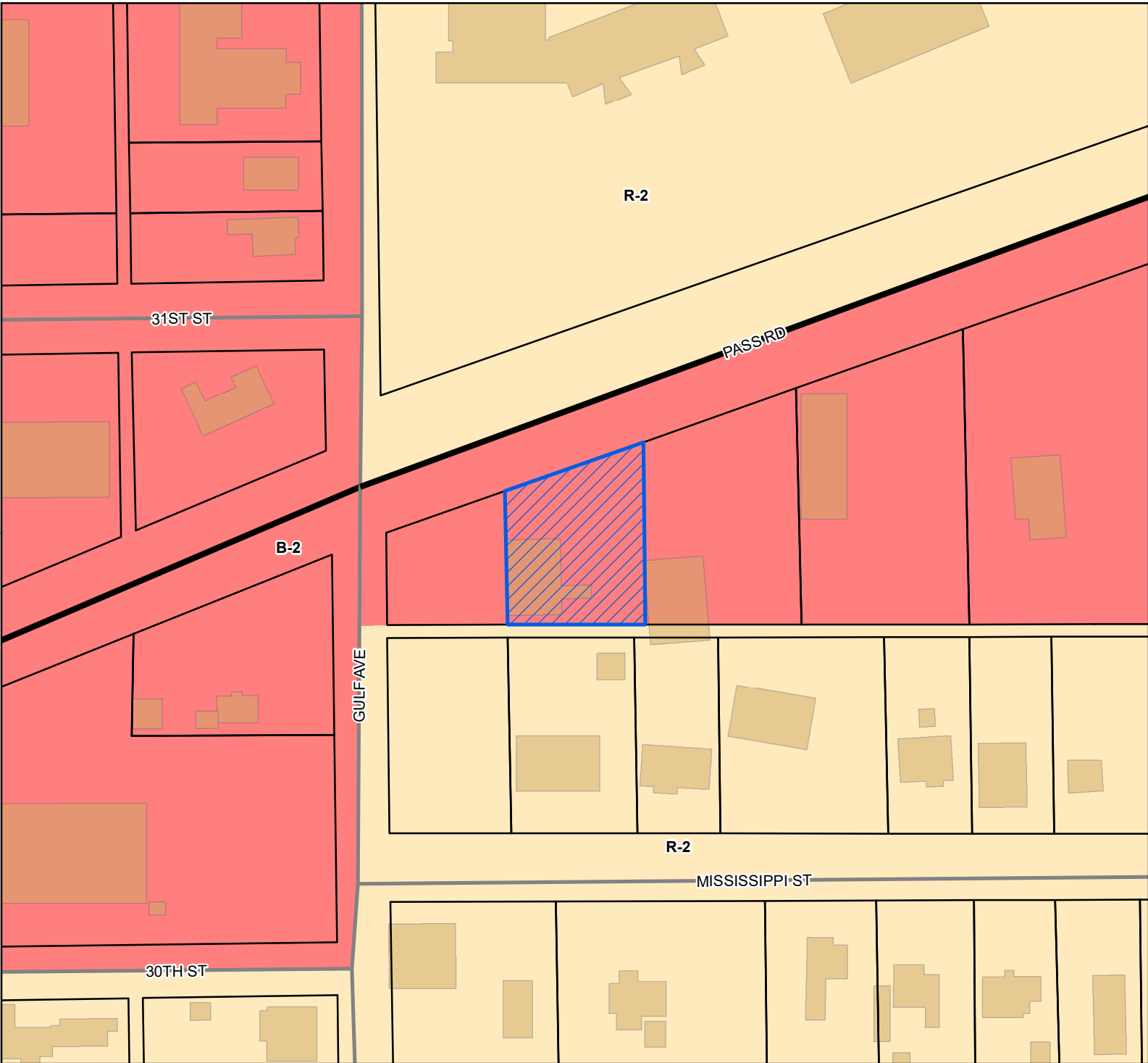
GIS: No conditions. Memo dated 4/03/25.
Police Department: No comment as of 4/07/25.
Fire Department: No conditions. Memo dated 4/02/25.
Landscape Manager: No conditions. Memo dated 4/02/25.
City Arborist: No conditions. Memo dated 4/02/25.









DIRECTOR APPROVAL

This report has been reviewed and approved by:

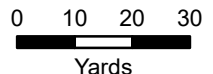


Greg Holmes
Director of Urban Development Department



-  Site
 -  US or State Highway
 -  Street
 -  Parcels
 -  Buildings
 -  City Limit
- Zoning**
-  B-2 - General Business District
 -  R-2 - Single Family Residence District (Medium Density)

Site Information
 0910M-02-007.000
 Zoning: B-2 (General business)
 Size: 11334.05 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:

Juan Ibarra
 Printed Name of Owner
840 Commerce St
 Mailing Address
Gulfport Ms 39507
 City State Zip Code
862-590-4690
 Home Phone Work/Cell Phone
rms2275@columbia.edu
 Email
[Signature]
 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) Angelica Ruelas
 Address (Street, City, State, Zip Code) 840 Commerce St, Gulfport, MS 39509
 Phone (Home) 862-684-5358 (Work) _____ (Cell) _____
 Tax Parcel Number(s) Owned: 0910M-02-007.00
 Signature: [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: _____



COVENANT AFFIDAVIT

I, Juan Ibarra being property owner or agent of the property 727 Pass Rd
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

[Signature] 1-24-25
SIGNATURE DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 24th day of January, 20 25

[Signature]
NOTARY PUBLIC

05/22/2027
COMMISSION EXPIRATION



Variance Request for 727 Pass Road, Gulfport, MS 39501
Parcel Number: 0910M-02-007.000
Proposed Use: Bar Establishment

Applicant Information:

Owner Names: Juan Ibarra & Angelica Robles
Address: 840 Commerce St, Gulfport, MS 39507

Contact Information:

Phone: (862) 596-4696
Email: kms2275@columbia.edu

The approximate customer service area is 900 sq ft.

Variance Request for 727 Pass Rd: Parking Reduction from 20 parking spots to 17 parking spots

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.

The property at 727 Pass Rd has unique spatial constraints due to its irregular lot size and configuration, which limit the available area for parking. Additionally, the existing structure occupies a significant portion of the lot, leaving less space for parking compared to neighboring properties with larger or more uniform lot sizes. These conditions make it challenging to meet the full parking requirement of 20 spaces without compromising accessibility or functionality.

2. Demonstrate that the special conditions and circumstances do not result from the actions of the applicant.

The need for a parking variance arises from the pre-existing layout and dimensions of the property, which were established prior to the applicant's ownership or involvement. The building's placement and lot constraints were not caused by the applicant but are inherent to the property's original design and development.

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.

The irregular shape and limited size of the lot create an unnecessary hardship by making it physically impossible to provide 20 parking spaces without significant alterations to the property that would reduce its usability and economic viability. This hardship is specific to this property and is not commonly found in other properties within the district, which generally have more accommodating layouts. Amending the zoning ordinance would not address this unique situation without creating broader implications for zoning compliance.

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.

Enforcing the full parking requirement would deprive the applicant of the ability to operate the property as a bar, a use commonly enjoyed by other properties in the district. The inability to meet the parking requirements would hinder the applicant's ability to provide reasonable economic return and development comparable to similar businesses in the area, effectively penalizing the applicant for the property's inherent physical constraints.

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.

The requested variance seeks to provide a parking solution that aligns with the practical limitations of the property while allowing it to be used in a manner consistent with neighboring businesses. The variance will not grant any special privilege but will instead ensure the property can operate similarly to others in the district. The reduction to 17 parking spaces is a reasonable accommodation that balances the property's constraints with the zoning ordinance's intent.

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 the property as a bar is permissible within the zoning district, subject to planning approval. The variance request for reduced parking is necessary to meet the practical needs of the property while ensuring compliance with broader zoning objectives.

0910M-02-024.000

0910M-02-024.001

0910M-02-024.002

378

0910M-02-008.000

0910M-02-007.000

0910M-02-006.000

0910M-01-004.000



PASS RD

727 PASS RD
2401

2597

725 PASS RD



1st JUDICIAL DISTRICT
INSTRUMENT 2022-0028548-D-J1
FILED/RECORDED 11/23/2022 8:46:01 AM
TOTAL FEES \$28.00
3 PAGES RECORDED

Our File: B220969
Prepared by & return to:
Schwartz, Orgler & Jordan, PLLC
PO Box 4682 Biloxi MS 39535, 228-388-7441

Index: Exempt

STATE OF MISSISSIPPI
COUNTY OF HARRISON

WARRANTY DEED

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

DJT PROPERTIES OF MS, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY, SUCCESSOR BY NAME

CHANGE TO DJT PROPERTIES, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY,

21 Chateau Magdeline, Kenner, LA 70065, 228-365-7421,

does hereby sell, convey and warrant unto

JUAN IBARRA AND ANGELICA ROBLES,

840 Commerce Street, Gulfport, MS 39507, 862-596-4696

as tenants by the entirety with full rights of survivorship and not as tenants in common,, the following described land and property being located in the First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit:

See Attached Exhibit "A".

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

Grantor herein does hereby sell convey and quitclaim to the Grantee the following described property, which is more particularly described as follows, to-wit:

Lots Eleven (11), Twelve (12), Thirteen (13) and the East 20 feet of Lot Fourteen (14), of the Extension of Phelps Subdivision, City of Gulfport, as per the official map or plat of said subdivision on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, MS.

910 M. 02-006-
000

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

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

IN WITNESS WHEREOF, DJT Properties of MS, LLC, a Mississippi Limited Liability Company, has caused this conveyance to be executed by its duly authorized officer, after having first been duly authorized to do so, on this the 21st day of November, 2022.

DJT Properties of MS, LLC, a Mississippi Limited Liability Company

BY: Todd J. Cantor
Todd J. Cantor, Manager and Sole Member

STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Todd J. Cantor, who acknowledged that he is Manager and Sole Member of DJT Properties of MS, LLC, a Mississippi Limited Liability Company, and as its act and deed, he signed, sealed and delivered, the above and foregoing instrument of writing on the day and in the year therein mentioned, for and on behalf of said entity after having been first duly authorized to do so.

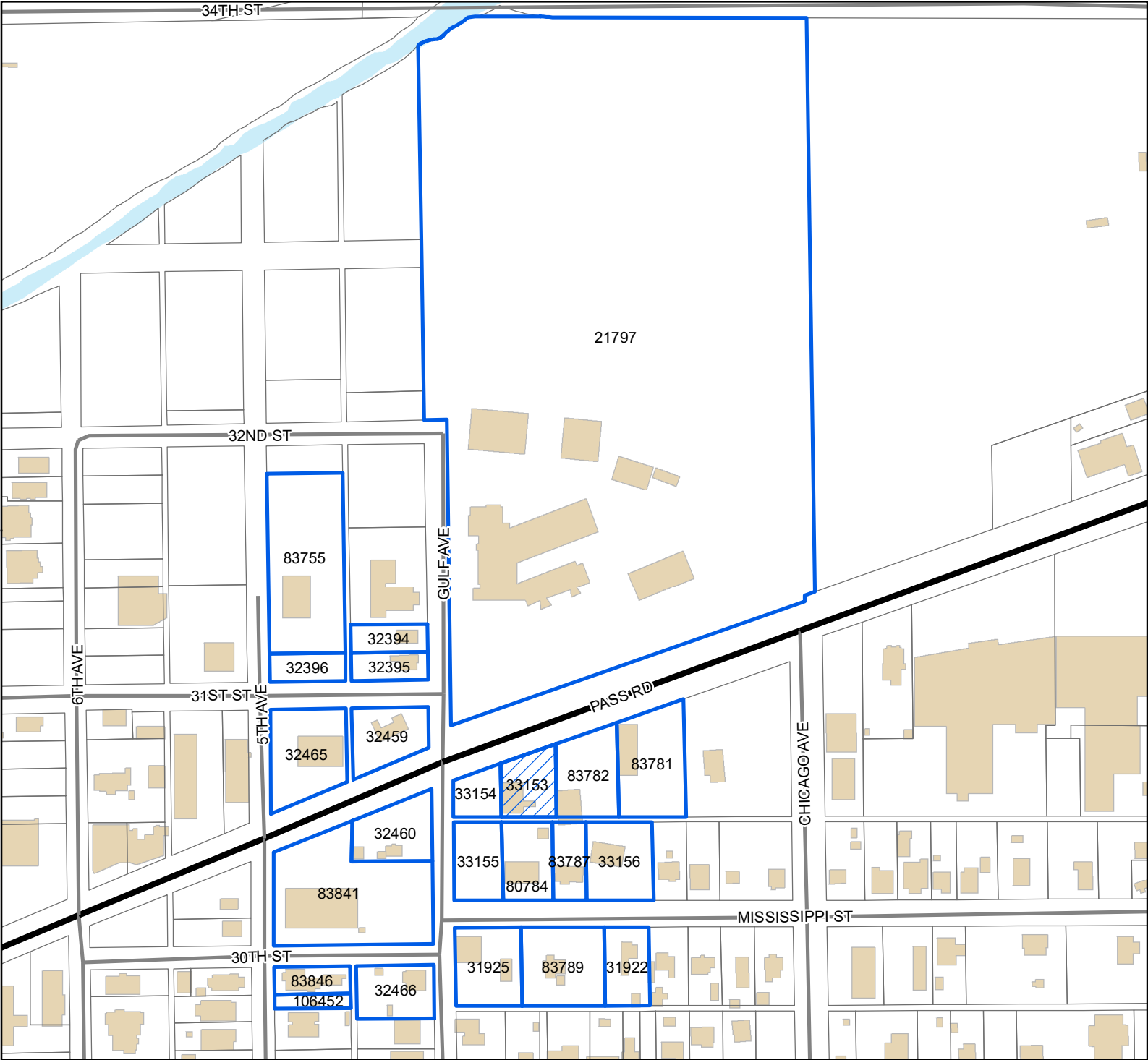
GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 21st day of November, 2022.

[Signature]
NOTARY PUBLIC


My Commission Expires:

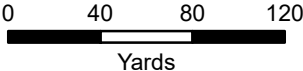


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	83782	0910M-02-006.000	IBARRA JUAN & ROBLES ANGELICA (OWNER)	840 COMMERCE STREET	GULFPORT	MS	39507
			Adjacent Property Owners (2503ZB028)				
N	83782	0910M-02-006.000	IBARRA JUAN & ROBLES ANGELICA	840 COMMERCE STREET	GULFPORT	MS	39507
	33154	0910M-02-008.000	DJT PROPERTIES LLC	1200 BEACCH DR STE 1106	GULFPORT	MS	39507
N	33153	0910M-02-007.000	DJT PROPERTIES LLC	1200 BEACH DR STE 1106	GULFPORT	MS	39507
	21797	0910M-01-004.000	GULFPORT MUNICIPAL SEP SCH DIST	2010 15TH ST	GULFPORT	MS	4E+08
	32465	0910M-01-014.000	SLADE JEANNYE Z & LARRY	810 PASS RD	GULFPORT	MS	39501
	32396	0910M-01-015.000	D R WALKER INC	3108 5TH AVE	GULFPORT	MS	39501
N	83755	0910M-01-016.000	D R WALKER INC	3108 5TH AVE	GULFPORT	MS	39501
	83781	0910M-02-005.000	IBARRA-HERRERA JUAN GERARDO &	ANGELICA MARIA ROBLES RIVERA	GULFPORT	MS	39507
N	80784	0910M-02-024.001	GRIEBEL ALFRED GENE	724 MISS ST	GULFPORT	MS	39501
N	33155	0910M-02-024.000	GRIEBEL ALFRED GENE	724 MISSISSIPPI ST	GULFPORT	MS	39501
	83789	0910M-02-026.000	SULLIVAN CURTIS R -ESTATE-	729 MISSISSIPPI ST	GULFPORT	MS	39501
	106452	0910M-03-022.003	HAYNIE THELMA L -L/E-	2932 5TH AVE	GULFPORT	MS	39501
	32460	0910M-03-001.000	STRICKLAND TERRY & FAIRLEY REBECA N	4811 KENDALL AVE	GULFPORT	MS	39507
N	33156	0910M-02-023.000	DJT PROPERTIES LLC	1200 BEACH DR STE 1106	GULFPORT	MS	39507
	32395	0910M-01-012.000	KENNEDY JOHN C II & RUTHIE N	1815 22ND AVE	GULFPORT	MS	39501
	31922	0910M-02-027.000	LABAT MYRON B JR & CHERIE A	8218 RIDGEWOOD DR	KILN	MS	39556
	83846	0910M-03-023.000	ALDERMAN CHARLES L -ESTATE-	2932 5TH AVE	GULFPORT	MS	39501
	32394	0910M-01-011.000	GARNER JOSHUA ANDREW	12189 MCCANDISS DR	GULFPORT	MS	39503
	32459	0910M-01-013.000	VANIAK INC	P O BOX 6605	GULFPORT	MS	39506
	83787	0910M-02-024.002	GRIEBEL ALFRED G & SHEILA	724 MISSISSIPPI ST	GULFPORT	MS	39501
	31925	0910M-02-025.000	HERRERA JAUN G IBARRA ETAL	840 COMMERCE ST	GULFPORT	MS	39507
	32466	0910M-03-004.000	WALLACE JERRY D SR & CARMILLIA D	2931 GULF AVE	GULFPORT	MS	39503
	83841	0910M-03-003.000	STICE-HILL HOLDING LC	7650 OLD HAMMOND HWY	BATON ROUGE	LA	70809



Legend

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



1 inch = 250 feet



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



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	Cols	Depth
36845	648512	Print Legal Ad-IPL02247100 - IPL0224710	2503ZB028	1	41 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 17, 2025 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development-Planning Division located on the first floor of the William H. Hardy Building, 1410 24th Avenue.

Variance 2503ZB028, by owners Juan Ibarra and Angelica Robles, seeking approval for 17 regular parking spaces where 20 parking spaces are required, Tax Parcel 0910M-02-007.000, 727 Pass Road, Zoned B-2 (General Business), Ward 3

Special Exception 2503SE030, by owners Juan Ibarra and Angelica Robles, seeking approval for a bar use, Tax Parcel 0910M-02-007.000, 727 Pass Road, Zoned B-2 (General Business), Ward 3

This 26th day of March 2025
 A. Leslie North, Chairman
 City of Gulfport Zoning Board of Adjustment and Appeals
 IPL0224710
 Apr 2 2025

STATE OF MISSISSIPPI COUNTY OF HARRISON

Before me, the undersigned Notary of Beaufort County, South Carolina 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:
 04/02/25

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.

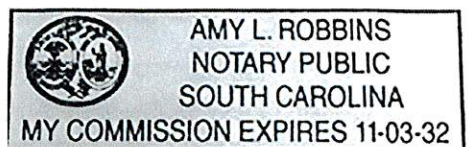
Mary Castro

Sworn to and subscribed before me this 9th day of April in the year of 2025

Amy Robbins

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!



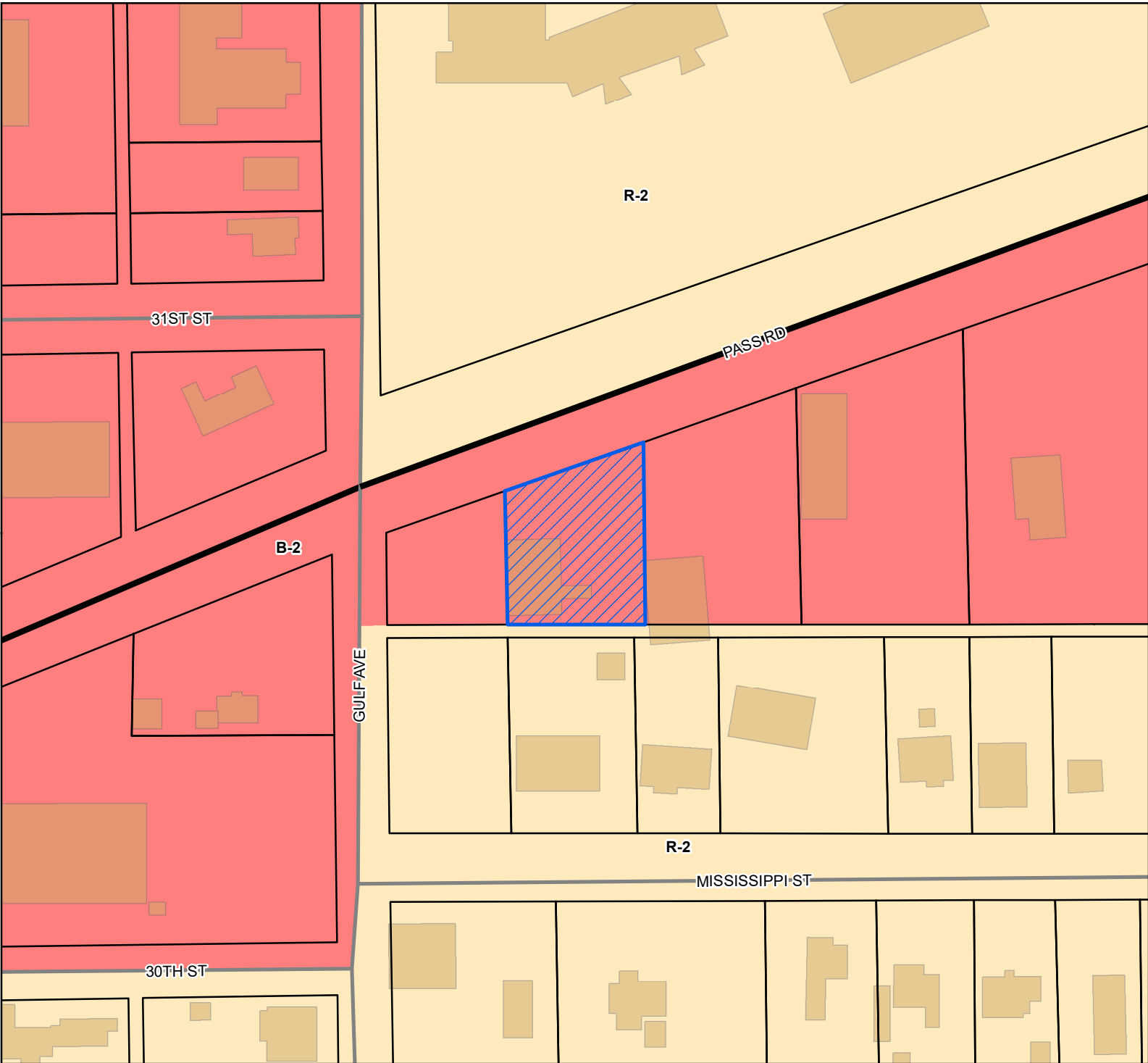
URBAN DEVELOPMENT
PLANNING & ZONING
PO BOX 1780 | GULFPORT, MS | 1410 24TH AVENUE
228.868.5710 | PLANNERS@GULFPORT-MS.GOV









ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, April 17, 2025

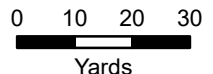
Variance 2503ZB029:

(Withdrawn by Planning Staff) Variance 2503ZB029, by owners Juan Ibarra and Angelica Robles, seeking approval for parking that backs out into city right-of-way, Tax Parcel 0910M-02-007.000, 727 Pass Road, Zoned B-2 (General Business), Ward 3



-  Site
 -  US or State Highway
 -  Street
 -  Parcels
 -  Buildings
 -  City Limit
- Zoning**
-  B-2 - General Business District
 -  R-2 - Single Family Residence District (Medium Density)

Site Information
 0910M-02-007.000
 Zoning: B-2 (General business)
 Size: 11334.05 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:

Juan Ibarra
 Printed Name of Owner
840 Commerce St
 Mailing Address
Gulfport MS 39507
 City State Zip Code
862-596-4696
 Home Phone Work/Cell Phone
Kms2275@columbia.edu
 Email
[Signature]
 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) Angelica Robles
 Address (Street, City, State, Zip Code) 840 Commerce St Gulfport, MS
 Phone (Home) 862-684-5358 (Work) _____ (Cell) 39507
 Tax Parcel Number(s) Owned: 0910M-02-007.000
 Signature: [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: _____



COVENANT AFFIDAVIT

I, Juan Ibarra being property owner or agent of the property 727 Pass Rd
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

[Signature]
SIGNATURE

1-24-2025
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 24th day of January, 2025

[Signature]
NOTARY PUBLIC

05/22/2027
COMMISSION EXPIRATION



Variance Request for 727 Pass Road, Gulfport, MS 39501
Parcel Number: 0910M-02-007.000

Applicant Information:

Owner Names: Juan Ibarra & Angelica Robles
Address: 840 Commerce St, Gulfport, MS 39507

Contact Information:

Phone: (862) 596-4696
Email: kms2275@columbia.edu

Variance Request for 727 Pass Rd for Backing up into city right of way

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.

The property at 727 Pass Rd has unique topographical and structural constraints that differentiate it from neighboring properties. Specifically, the location's proximity to the city right-of-way, combined with limited lot depth and existing infrastructure placement, restricts feasible options for compliance with zoning ordinances. The property's layout predates modern zoning regulations, leaving the current structure and access points unable to conform without significant, costly modifications that are not required of neighboring properties with more accommodating layouts.

2. Demonstrate that the special conditions and circumstances do not result from the actions of the applicant.

The need for this variance arises from conditions inherent to the property that existed prior to the applicant's ownership. The building was constructed decades ago under different regulatory requirements, and its proximity to the city right-of-way has been a long-standing feature. The applicant did not create the structural limitations or lot constraints but is seeking a variance to responsibly utilize the property within its existing conditions.

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.

The narrow depth and specific configuration of the lot create an unnecessary hardship that is unique to this property. The physical layout makes it impractical to comply with current zoning ordinances without rendering the property unusable for its intended purpose. The hardship is not commonly found on other properties in the district, which generally have more favorable configurations. Amending the zoning ordinance would not address this particular hardship without creating unintended consequences for the broader zoning plan.

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.

Strict enforcement of the zoning ordinance would deprive the applicant of the ability to use the property for reasonable economic return and development comparable to neighboring properties. Other properties in the district enjoy similar uses and activities, yet the constraints on this particular property prevent similar utilization without a variance. Denying the variance would unfairly limit the applicant's ability to operate within the scope of uses generally expected 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.

The granting of this variance will not provide the applicant with any special privilege. Instead, it will enable the property to be used in a manner consistent with other properties in the district. The request merely seeks to address the unique challenges posed by the property's physical constraints, allowing it to function similarly to neighboring properties without creating any competitive or regulatory advantage.

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 the property falls within the permissible uses for this zoning district, subject to the granting of a variance. With planning approval, the property can operate in a manner consistent with zoning requirements, provided that reasonable accommodations are made for the unique conditions present at this site.

0910M-02-024.000

0910M-02-024.001

0910M-02-024.002



378

0910M-02-008.000

0910M-02-007.000

0910M-02-006.000



2697

725 PASS R



PASS RD

2401 727 PASS RD



1st JUDICIAL DISTRICT
INSTRUMENT 2022-0028548-D-J1
FILED/RECORDED 11/23/2022 8:48:01 AM
TOTAL FEES \$26.00
3 PAGES RECORDED

Our File: B220969
Prepared by & return to:
Schwartz, Orgler & Jordan, PLLC
PO Box 4682 Biloxi MS 39535, 228-388-7441

Index: Exempt

STATE OF MISSISSIPPI
COUNTY OF HARRISON

WARRANTY DEED

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

DJT PROPERTIES OF MS, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY, SUCCESSOR BY NAME

CHANGE TO DJT PROPERTIES, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY,

21 Chateau Magdeline, Kenner, LA 70065, 228-365-7421,

does hereby sell, convey and warrant unto

JUAN IBARRA AND ANGELICA ROBLES,

840 Commerce Street, Gulfport, MS 39507, 862-596-4696

as tenants by the entirety with full rights of survivorship and not as tenants in common,, the following described land and property being located in the First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit:

See Attached Exhibit "A".

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

Grantor herein does hereby sell convey and quitclaim to the Grantee the following described property, which is more particularly described as follows, to-wit:

Lots Eleven (11), Twelve (12), Thirteen (13) and the East 20 feet of Lot Fourteen (14), of the Extension of Phelps Subdivision, City of Gulfport, as per the official map or plat of said subdivision on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, MS.

5910 M. 02-006-
000

EXHIBIT "A"

PARCEL I

Lots Eleven (11), Twelve (12), Thirteen (13) and the East 20 feet of Lot Fourteen (14), of PHELPS SUBDIVISION, being a subdivision of Block Two (2) of Manhattan Addition to the City of Gulfport, as per the official map or plat of said subdivision on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 15 at Page 46, (copy Book 6A at Pg. 574).

0910M-02-006.000

PARCEL II

The West Ten (10) feet of Lot Fourteen (14), all of Lots Fifteen (15), Sixteen (16), and Seventeen (17), PHELPS SUBDIVISION, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 15 at Page 46 thereof, reference to which is hereby made in aid of and as a part of this description. LESS AND EXCEPT: That parcel of land deeded to AL CAVAGNARO as described in Land Deed Book 847 at Page 159.

0910M-02-007.000

PARCEL III

Lots Eighteen (18), Nineteen (19), and Twenty (20), PHELPS SUBDIVISION, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 15 at Page 46 thereof, reference to which is hereby made in aid of and as a part of this description.

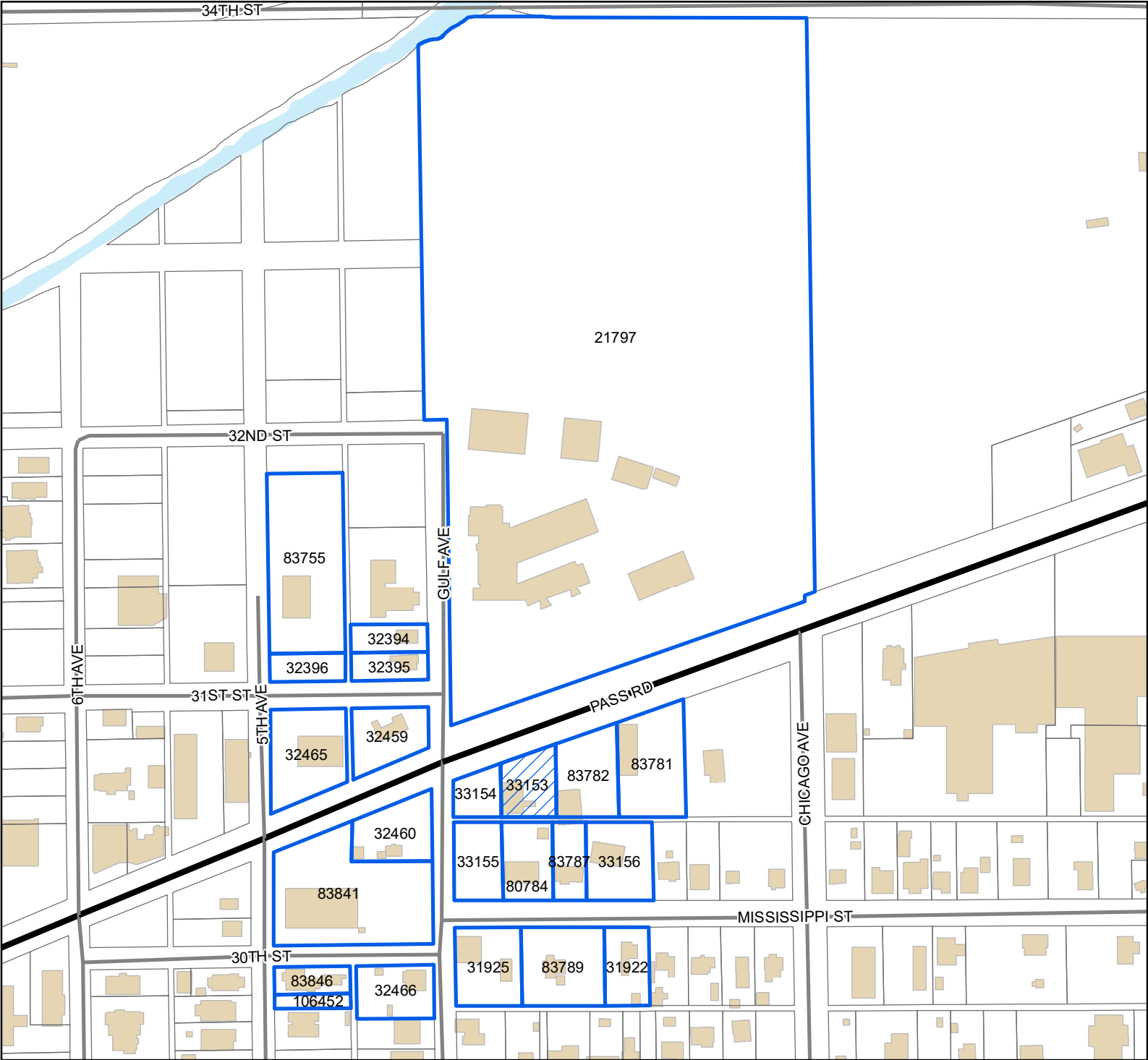
0910M-02-008.000

PARCEL IV


Lots 29, 30, 31 and 32 of PHELPS SUBDIVISION, to the City of Gulfport, Mississippi, as shown by the official map or plat of said Phelps Subdivision on file and of record in Plat Copy Book 6-A at page 574 of the Record of Plats of Harrison County, First Judicial District, Mississippi, together with all improvements situated thereon and all appurtenances in any wise appertaining thereto.

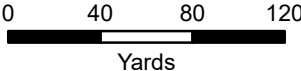
0910M-02-023.000

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP	
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N	33153	0910M-02-007.000	DJT PROPERTIES LLC	1200 BEACH DR STE 1106	GULFPORT	MS	39507	
	21797	0910M-01-004.000	GULFPORT MUNICIPAL SEP SCH DIST	2010 15TH ST	GULFPORT	MS	4E+08	
	32465	0910M-01-014.000	SLADE JEANNYE Z & LARRY	810 PASS RD	GULFPORT	MS	39501	
	32396	0910M-01-015.000	D R WALKER INC	3108 5TH AVE	GULFPORT	MS	39501	
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	83781	0910M-02-005.000	IBARRA-HERRERA JUAN GERARDO &	ANGELICA MARIA ROBLES RIVERA	GULFPORT	MS	39507	
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N	33155	0910M-02-024.000	GRIEBEL ALFRED GENE	724 MISSISSIPPI ST	GULFPORT	MS	39501	
	83789	0910M-02-026.000	SULLIVAN CURTIS R -ESTATE-	729 MISSISSIPPI ST	GULFPORT	MS	39501	
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	83846	0910M-03-023.000	ALDERMAN CHARLES L -ESTATE-	2932 5TH AVE	GULFPORT	MS	39501	
	32394	0910M-01-011.000	GARNER JOSHUA ANDREW	12189 MCCANDISS DR	GULFPORT	MS	39503	
	32459	0910M-01-013.000	VANIAK INC	P O BOX 6605	GULFPORT	MS	39506	
	83787	0910M-02-024.002	GRIEBEL ALFRED G & SHEILA	724 MISSISSIPPI ST	GULFPORT	MS	39501	
	31925	0910M-02-025.000	HERRERA JAUN G IBARRA ETAL	840 COMMERCE ST	GULFPORT	MS	39507	
	32466	0910M-03-004.000	WALLACE JERRY D SR & CARMILLIA D	2931 GULF AVE	GULFPORT	MS	39503	
	83841	0910M-03-003.000	STICE-HILL HOLDING LC	7650 OLD HAMMOND HWY	BATON ROUGE	LA	70809	



Legend

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



1 inch = 250 feet



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



URBAN DEVELOPMENT
PLANNING & ZONING
PO BOX 1780 | GULFPORT, MS | 1410 24TH AVENUE
228.868.5710 | PLANNERS@GULFPORT-MS.GOV

ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, April 17, 2025

Special Exception 2503SE030:

(Deferred to April Meeting by Applicant) Special Exception 2503SE030, by owners Juan Ibarra and Angelical Robles, seeking approval for a bar use, Tax Parcel 0910M-02-007.000, 727 Pass Road, Zoned B-2 (General Business), Ward 3

Technical Report

SPECIAL EXCEPTION

GENERAL INFORMATION

Case File Number: 2504SE030

Hearing Date: Zoning Board April 17, 2025
Planning Commission April 24, 2025

Current Zoning/Use: B-2 / Commercial Structure

Legal: Variance 2503SE030, by owners Juan Ibarra and Angelical Robles, seeking approval for a bar use, Tax Parcel 0910M-02-007.000, 727 Pass Road, Zoned B-2 (General Business), Ward 3

TECHNICAL DETAILS

The applicant is requesting a Special Exception for approval of a bar/lounge use at 727 Pass Road. The property in this application is zoned B-2, so the zoning requires special exception for this use. The applicant states that the proposed bar at 727 Pass Road has been designed with careful attention to automotive and pedestrian safety, also ingress and egress points are strategically located to ensure smooth traffic flow. Upon site visit, the proposed bar/lounge will have sufficient off-street parking. According to the current parking ordinance the proposed use would require one space per 300 square feet of gross-floor area. As the building is approximately 2400 square feet, they will be using an estimated customer service area of approximately 900 square feet. A bar use requires 1 parking space per 50 square feet of space used for customer service plus 1 space for each 2 employees. According to the site plan they show 17 parking spaces and 1 handicap parking space. They are also seeking approval from the Zoning Board for the approval of 17 parking spaces where 20 are required, case # 2503ZB028, for their site plan to be appropriate. The applicant claims that the business is compatible with the adjacent properties. The last business that was located at this address was Window King, LLC. Upon staff review of the surrounding area, the Gulfport School District Bus Barn and Maintenance is located across the street. There also is a Tobacco & Beer Discount House and Dollar General located on opposite corners of Gulf Avenue and Pass Road. The next street over behind the proposed bar/lounge is Mississippi Street, which is a R-2 residential district.

EXECUTIVE SUMMARY

The zoning ordinance requires that liquor stores or freestanding lounges obtain special exception prior to licensing and are only permitted as such in the following zoning districts: B-1, B-2, B-4, T5, and T6. In review of this application and documents submitted by the applicant, the requested Zoning Board of Adjustments and Appeals approval for the use of a bar/lounge is consistent with the requirements in the City of Gulfport's Chart of Permitted Uses.

Any approval should consider these conditions:

Technical Report

SPECIAL EXCEPTION

1. Must comply with all current Building Codes and City of Gulfport Ordinances.
2. Disapproved by Code Enforcement. Multiple code violations on property, biggest being operating a business without a license. Property was also turned into the MS Health Department for operating a restaurant without water or power at the location. The two properties to the East are also owned by the owners and have recurring code violations.
3. Must apply for a privilege license.

DEPARTMENTAL CONDITIONS

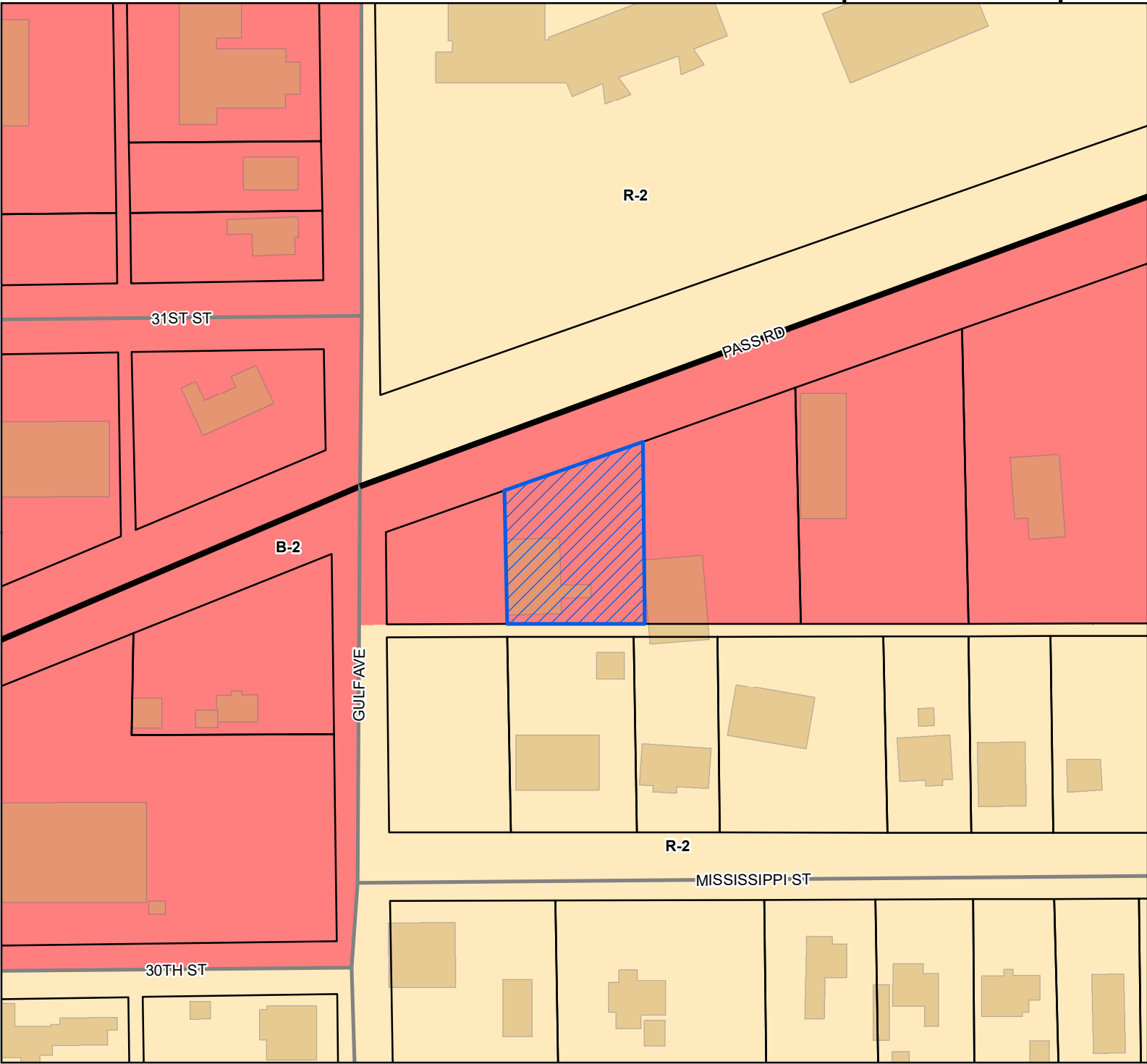
<u>Engineering:</u>	No conditions. Memo dated 4/2/2025.
<u>Public Works:</u>	No conditions. Memo dated 4/7/2025.
<u>Traffic and Safety:</u>	No conditions. Memo dated 4/2/2025.
<u>Building Code Services:</u>	Must comply with all current Building Codes and City of Gulfport Ordinances. Memo dated 4/2/2025.
<u>GIS:</u>	No conditions. Memo dated 4/3/25.
<u>Police Department:</u>	No comment as of 4/2/2025.
<u>Fire Department:</u>	No conditions. Memo dated 4/2/2025.
<u>City Arborist:</u>	No conditions. Memo dated 4/2/2025.
<u>Code Enforcement</u>	Disapproved. Multiple code violations on property, biggest being operating a business without a license. Property was also turned into the MS Health Department for operating a restaurant without water or power at the location. The two properties to the East are also owned by the owners and have recurring code violations. Memo dated 4/2/2025.

DIRECTOR APPROVAL

This report has been reviewed and approved by:

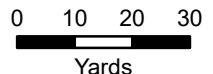


Greg Holmes
Director of Urban Development Department



- Site
- US or State Highway
- Street
- Parcels
- Buildings
- City Limit
- Zoning**
- B-2 - General Business District
- R-2 - Single Family Residence District (Medium Density)

Site Information
 0910M-02-007.000
 Zoning: B-2 (General business)
 Size: 11334.05 sqft
 Flood: X



1 inch = 100 feet



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1/24/25 WD

CASE NUMBER

2503SE030

R#13129687

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
[X] Special Exception
Variance

TAX PARCEL NUMBERS

0910M-02-007.000

Grid for tax parcel numbers with pre-filled values: 0910M-02-007.000

Property Address:

727 Pass Road, Gulfport, MS 39501

Lot(s) 15, 16, 17 Block(s) Subdivision Phelps

General Description of Request: Request for property to be a bar.

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.

KMS2275@columbia.edu

OWNER:

Juan Ibarra
Printed Name of Owner
840 Commerce Street
Mailing Address
Gulfport MS 39507
City State Zip Code
(802) 596-4696
Home Phone Work/Cell Phone
(802) 684-5358 KMS2275@columbia.edu
Email
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) Angelica Robles
Address (Street, City, State, Zip Code) 840 Commerce St, Gulfport, MS 39507
Phone (Home) 802-596-4696 (Work) (Cell)
Tax Parcel Number(s) Owned: 09 10 M-02-007.000
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:



COVENANT AFFIDAVIT

I, Juan Ibarra being property owner or agent of the property 727 Pass Rd
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

[Signature]
SIGNATURE

1-24-2025
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 24th day of January, 2025

[Signature]
NOTARY PUBLIC

05/22/2027
COMMISSION EXPIRATION




To Whom It May Concern:

We are Juan Ibarra and Angelica Robles, and we are establishing a bar at 727 Pass Road, Gulfport, MS 39501. We hereby state that we are not infringing on the distance requirement for a free-standing lounge.


SIGNATURE

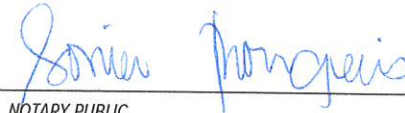
1-17-2025
DATE


SIGNATURE

1-17-2025
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 17th day of January, 2025


NOTARY PUBLIC

04/24/2026
COMMISSION EXPIRATION



Special Exemption Request for 727 Pass Road, Gulfport, MS 39501
Parcel Number: 0910M-02-007.000
Proposed Use: Bar Establishment

Applicant Information:

Owner Names: Juan Ibarra & Angelica Robles
Address: 840 Commerce St, Gulfport, MS 39507

Contact Information:

Phone: (862) 596-4696
Email: kms2275@columbia.edu

*estimated customer service
area is approximately
900 sq.ft.*

Statement Regarding the Proposed Bar at 727 Pass Road

Ingress and Egress

The proposed bar at 727 Pass Road has been designed with careful attention to automotive and pedestrian safety. Ingress and egress points are strategically located to ensure smooth traffic flow, with designated entrances and exits to minimize congestion and avoid disruptions to adjacent roadways. The layout prioritizes convenience while maintaining accessibility for emergency vehicles in case of fire or other catastrophes. Adequate lighting will be installed to enhance visibility and promote safety for both vehicles and pedestrians.

Off-Street Parking and Loading Areas

The property includes sufficient off-street parking to accommodate patrons, ensuring that nearby roadways remain free of obstruction. Dedicated loading areas are provided to minimize interference with traffic flow during deliveries. Noise, glare, and odor have been mitigated through strategic placement of these facilities, minimizing impact on neighboring properties and ensuring compliance with district standards.

Refuse and Service Areas

Refuse and service areas are located at the rear of the property, screened to minimize visibility and mitigate any potential odor. Regular waste removal schedules will prevent accumulation, ensuring cleanliness and reducing impact on surrounding properties. These areas are positioned to ensure safe and efficient access for service vehicles without disrupting traffic or pedestrian activity.

Utilities

The property is serviced by existing utilities, with infrastructure sufficient to meet the needs of the proposed bar. Connections will be made in a manner that ensures compatibility with existing systems, minimizing any disruptions to service for neighboring properties.

Screening and Buffering

Appropriate screening and buffering, including landscaping and fencing, will be utilized to separate the property from adjacent properties. These measures are designed to enhance privacy, reduce noise transmission, and maintain the aesthetic character of the area. The type and

dimensions of screening will be consistent with local ordinances and compatible with neighboring properties.

Signs and Exterior Lighting

Proposed signage will be minimal, with designs that ensure visibility without creating unnecessary glare or distractions for drivers. Exterior lighting will be installed to enhance security and visibility while being carefully positioned to avoid spillover into adjacent properties. The overall design will harmonize with the district's aesthetic, ensuring economic and visual compatibility.

Required Yards and Open Space

The property includes required yards and open spaces that adhere to district regulations. These spaces contribute to the overall aesthetic and functionality of the property while providing an additional buffer between the bar and neighboring properties.

General Compatibility

The proposed bar aligns with the character of the district, complementing nearby commercial properties while maintaining compatibility with adjacent residential areas. Noise and activity levels will be managed to ensure minimal disruption, and all structures and facilities are designed to blend harmoniously with the surrounding area.

Overview of Why the Special Exception Will Be in Harmony with the General Purpose and Intent of the Zoning Ordinance

The special exception for the proposed bar at 727 Pass Road is consistent with the general purpose and intent of the Zoning Ordinance, which aims to encourage appropriate development that fosters economic growth while preserving the character and livability of the district. This proposal enhances the vibrancy of the area by providing a commercial establishment that serves local patrons while maintaining sensitivity to surrounding properties. The design and operations of the bar will promote safe, convenient access and minimize any adverse impacts, ensuring that the use of the property will blend harmoniously with the established zoning goals. Additionally, the proposal supports the economic and social needs of the community without compromising the quality of life for nearby residents.

Conclusion

The proposed bar at 727 Pass Road has been thoughtfully planned to ensure it integrates seamlessly into the district. With careful consideration of traffic flow, parking, noise, and compatibility with neighboring properties, this establishment will not only meet but exceed the requirements for safety, convenience, and harmony within the area. It is our belief that the addition of this bar will serve as an asset to the community, offering a welcoming space while maintaining respect for the surrounding environment and its residents.

Special Exemption Request for 727 Pass Road, Gulfport, MS 39501
Parcel Number: 0910M-02-007.000
Proposed Use: Bar Establishment

Applicant Information:

Owner Names: Juan Ibarra & Angelica Robles
Address: 840 Commerce St, Gulfport, MS 39507
Contact Information:
Phone: (862) 596-4696
Email: kms2275@columbia.edu

Statement Regarding the Proposed Bar at 727 Pass Road

Transportation and Access

The proposed bar at 727 Pass Road has been designed with careful attention to transportation and access considerations. The ingress and egress points are strategically located to ensure safe and efficient vehicle flow, minimizing disruption to the surrounding traffic patterns. The property includes designated pedestrian pathways, clearly marked for safety, and lighting to ensure visibility during evening hours. The layout of the property promotes safe access for emergency vehicles in the event of fire or other catastrophic situations, meeting all necessary fire codes and emergency response guidelines. Overall, the design prioritizes convenient access while maintaining traffic safety in line with local ordinances.

Water Supply and Waste Disposal

The proposed bar will be connected to the existing municipal water supply and waste disposal systems. Water usage has been estimated based on typical commercial operations, ensuring adequate supply for both regular service and any potential emergency needs. Waste disposal will be handled through the current municipal waste system, with appropriate facilities on-site for refuse and recycling. Measures will be taken to ensure waste management does not adversely affect the surrounding area, maintaining cleanliness and minimizing odor or other environmental impacts.

Fire, Police Protection, and Other Public Facilities

The property is within the service areas for local fire and police departments, ensuring swift response times in case of emergency. The bar will comply with all fire safety regulations, including the installation of necessary fire suppression systems, exits, and signage. In addition, the building will be equipped with appropriate security systems to maintain safety during business hours and to deter any unlawful activity. The proposed establishment will not place undue strain on local public services, as it is designed to integrate smoothly into the existing infrastructure without requiring significant additional resources.

Traffic and Hazard Considerations

Careful consideration has been given to ensuring the proposed bar does not cause undue traffic congestion or create a traffic hazard. Parking areas are designed to accommodate the expected volume of patrons without impacting nearby roadways or creating congestion on adjacent streets.

Traffic flow patterns are designed to keep vehicles moving efficiently, with clear signage and appropriate turning lanes to facilitate safe entry and exit. Moreover, the site plan has been reviewed to ensure that access points do not disrupt existing traffic patterns, and appropriate adjustments have been made to maintain pedestrian and vehicular safety.

Harmony with the Orderly Development of the District

The proposed bar aligns with the district's zoning intent, contributing positively to the area's development while maintaining compatibility with neighboring properties. The design emphasizes the safety and convenience of the public, ensuring that the establishment operates smoothly without impeding traffic, placing undue pressure on public services, or disrupting the overall harmony of the district. The property will be developed with respect for the surrounding commercial and residential spaces, adhering to all zoning regulations to ensure that its operation fits well within the orderly and appropriate development of the area.

Conclusion

The proposed bar at 727 Pass Road has been thoughtfully designed with careful attention to transportation, access, public utilities, safety, and compatibility with the surrounding district. It is our belief that this establishment will serve as an asset to the community, supporting local businesses and contributing to the district's economic and social vibrancy, all while minimizing any potential disruptions to traffic, public services, and the quality of life for nearby residents.

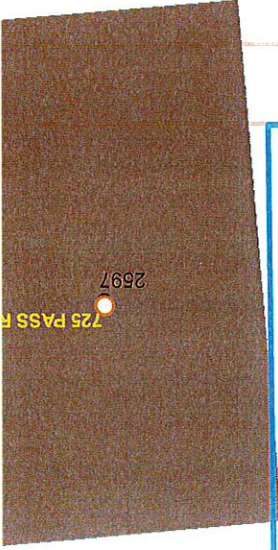
0910M-02-024.000

0910M-02-024.001

0910M-02-024.002



378



2597

725 PASS R

0910M-02-008.000

0910M-02-007.000

0910M-02-006.000



PASS RD

0910M-01-004.000



1st JUDICIAL DISTRICT
 INSTRUMENT 2022-0028548-D-J1
 FILED/RECORDED 11/23/2022 8:48:01 AM
 TOTAL FEES \$28.00
 3 PAGES RECORDED

Our File: B220969
 Prepared by & return to:
 Schwartz, Orgler & Jordan, PLLC
 PO Box 4682 Biloxi MS 39535, 228-388-7441

Index: Exempt

STATE OF MISSISSIPPI
 COUNTY OF HARRISON

WARRANTY DEED

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

DJT PROPERTIES OF MS, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY, SUCCESSOR BY NAME

CHANGE TO DJT PROPERTIES, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY,

21 Chateau Magdeline, Kenner, LA 70065, 228-365-7421,

does hereby sell, convey and warrant unto

JUAN IBARRA AND ANGELICA ROBLES,

840 Commerce Street, Gulfport, MS 39507, 862-596-4696

as tenants by the entirety with full rights of survivorship and not as tenants in common,, the following described land and property being located in the First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit:

See Attached Exhibit "A".

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

Grantor herein does hereby sell convey and quitclaim to the Grantee the following described property, which is more particularly described as follows, to-wit:

Lots Eleven (11), Twelve (12), Thirteen (13) and the East 20 feet of Lot Fourteen (14), of the Extension of Phelps Subdivision, City of Gulfport, as per the official map or plat of said subdivision on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, MS.

910 m. 02-006-000

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

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

IN WITNESS WHEREOF, DJT Properties of MS, LLC, a Mississippi Limited Liability Company, has caused this conveyance to be executed by its duly authorized officer, after having first been duly authorized to do so, on this the 21st day of November, 2022.

DJT Properties of MS, LLC, a Mississippi Limited Liability Company

BY: Todd J. Cantor
Todd J. Cantor, Manager and Sole Member

STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Todd J. Cantor, who acknowledged that he is Manager and Sole Member of DJT Properties of MS, LLC, a Mississippi Limited Liability Company, and as its act and deed, he signed, sealed and delivered, the above and foregoing instrument of writing on the day and in the year therein mentioned, for and on behalf of said entity after having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 21st day of November, 2022.

[Signature]
NOTARY PUBLIC

My Commission Expires:

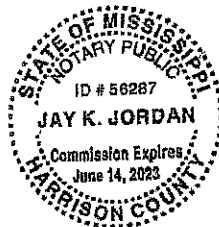


EXHIBIT "A"

PARCEL I

Lots Eleven (11), Twelve (12), Thirteen (13) and the East 20 feet of Lot Fourteen (14), of PHELPS SUBDIVISION, being a subdivision of Block Two (2) of Manhattan Addition to the City of Gulfport, as per the official map or plat of said subdivision on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 15 at Page 46, (copy Book 6A at Pg. 574).

0910M-02-002.000

PARCEL II

The West Ten (10) feet of Lot Fourteen (14), all of Lots Fifteen (15), Sixteen (16), and Seventeen (17), PHELPS SUBDIVISION, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 15 at Page 46 thereof, reference to which is hereby made in aid of and as a part of this description. LESS AND EXCEPT: That parcel of land deeded to AL CAVAGNARO as described in Land Deed Book 847 at Page 159.

0910M-02-007.000

PARCEL III

Lots Eighteen (18), Nineteen (19), and Twenty (20), PHELPS SUBDIVISION, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 15 at Page 46 thereof, reference to which is hereby made in aid of and as a part of this description.

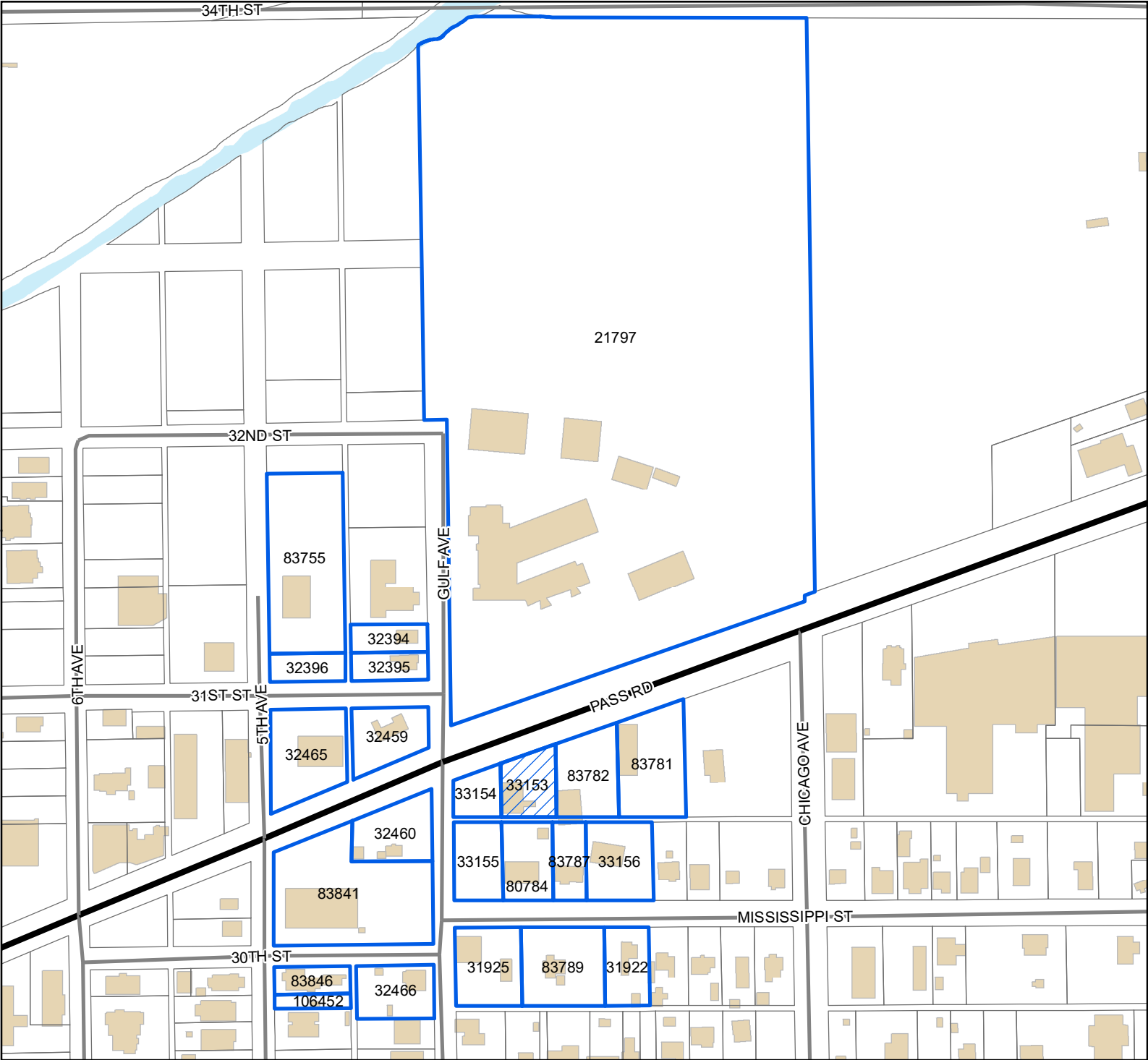
0910M-02-008.000

PARCEL IV



Lots 29, 30, 31 and 32 of PHELPS SUBDIVISION, to the City of Gulfport, Mississippi, as shown by the official map or plat of said Phelps Subdivision on file and of record in Plat Copy Book 6-A at page 574 of the Record of Plats of Harrison County, First Judicial District, Mississippi, together with all improvements situated thereon and all appurtenances in any wise appertaining thereto.

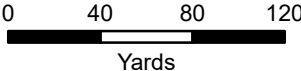
0910M-02-023.000

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	83782	0910M-02-006.000	IBARRA JUAN & ROBLES ANGELICA (OWNER)	840 COMMERCE STREET	GULFPORT	MS	39507
			Adjacent Property Owners (2503SE030)				
N	83782	0910M-02-006.000	IBARRA JUAN & ROBLES ANGELICA	840 COMMERCE STREET	GULFPORT	MS	39507
	33154	0910M-02-008.000	DJT PROPERTIES LLC	1200 BEACCH DR STE 1106	GULFPORT	MS	39507
N	33153	0910M-02-007.000	DJT PROPERTIES LLC	1200 BEACH DR STE 1106	GULFPORT	MS	39507
	21797	0910M-01-004.000	GULFPORT MUNICIPAL SEP SCH DIST	2010 15TH ST	GULFPORT	MS	4E+08
	32465	0910M-01-014.000	SLADE JEANNYE Z & LARRY	810 PASS RD	GULFPORT	MS	39501
	32396	0910M-01-015.000	D R WALKER INC	3108 5TH AVE	GULFPORT	MS	39501
N	83755	0910M-01-016.000	D R WALKER INC	3108 5TH AVE	GULFPORT	MS	39501
	83781	0910M-02-005.000	IBARRA-HERRERA JUAN GERARDO &	ANGELICA MARIA ROBLES RIVERA	GULFPORT	MS	39507
N	80784	0910M-02-024.001	GRIEBEL ALFRED GENE	724 MISS ST	GULFPORT	MS	39501
N	33155	0910M-02-024.000	GRIEBEL ALFRED GENE	724 MISSISSIPPI ST	GULFPORT	MS	39501
	83789	0910M-02-026.000	SULLIVAN CURTIS R -ESTATE-	729 MISSISSIPPI ST	GULFPORT	MS	39501
	106452	0910M-03-022.003	HAYNIE THELMA L -L/E-	2932 5TH AVE	GULFPORT	MS	39501
	32460	0910M-03-001.000	STRICKLAND TERRY & FAIRLEY REBECA N	4811 KENDALL AVE	GULFPORT	MS	39507
N	33156	0910M-02-023.000	DJT PROPERTIES LLC	1200 BEACH DR STE 1106	GULFPORT	MS	39507
	32395	0910M-01-012.000	KENNEDY JOHN C II & RUTHIE N	1815 22ND AVE	GULFPORT	MS	39501
	31922	0910M-02-027.000	LABAT MYRON B JR & CHERIE A	8218 RIDGEWOOD DR	KILN	MS	39556
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	32459	0910M-01-013.000	VANIAK INC	P O BOX 6605	GULFPORT	MS	39506
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	83841	0910M-03-003.000	STICE-HILL HOLDING LC	7650 OLD HAMMOND HWY	BATON ROUGE	LA	70809



Legend

-  Site
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-  Water Features



1 inch = 250 feet



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



The Beaufort Gazette
 The Belleville News-Democrat
 Bellingham Herald
 Centre Daily Times
 Sun Herald
 Idaho Statesman
 Bradenton Herald
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 Lexington Herald-Leader
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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
36845	648512	Print Legal Ad-IPL02247100 - IPL0224710	2503ZB028	1	41L

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 17, 2025 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development-Planning Division located on the first floor of the William H. Hardy Building, 1410 24th Avenue.

Variance 2503ZB028, by owners Juan Ibarra and Angelica Robles, seeking approval for 17 regular parking spaces where 20 parking spaces are required, Tax Parcel 0910M-02-007.000, 727 Pass Road, Zoned B-2 (General Business), Ward 3

Special Exception 2503SE030, by owners Juan Ibarra and Angelical Robles, seeking approval for a bar use, Tax Parcel 0910M-02-007.000, 727 Pass Road, Zoned B-2 (General Business), Ward 3

This 26th day of March 2025
 A. Leslie North, Chairman
 City of Gulfport Zoning Board of Adjustment and Appeals
 IPL0224710
 Apr 2 2025

STATE OF MISSISSIPPI COUNTY OF HARRISON

Before me, the undersigned Notary of Beaufort County, South Carolina 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:
 04/02/25

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.

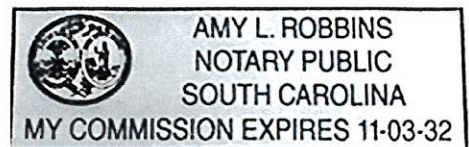
Mary Castro

Sworn to and subscribed before me this 9th day of April in the year of 2025

Amy Robbins

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!