



# Zoning Board | Agenda

Thursday, May 15, 2025 – 3:00 PM

*City Hall – Council Chambers*  
2309 15<sup>th</sup> 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 - 4-17-2025**

**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 2505ZB049:**

Variance 2505ZB049, by owner Veloping Investments LLC, seeking approval for 9 regular parking spaces where 15 are required, Tax Parcel 0910L-02-018.000, 612 35th Street, Zoned B-2 (General Business), Ward 3

**2. Variance 2505ZB050:**

Variance 2505ZB050, by owner Veloping Investments LLC, seeking approval for parking that backs out into the right-of-way, Tax Parcel 0910L-02-018.000, 612 35th Street, Zoned B-2 (General Business), Ward 3

**3. Variance 2505ZB055:**

Variance 2505ZB055, by owner Ria Propertiez AZ, LLC, seeking approval for 19 regular parking spaces where 32 are required, Tax Parcel 0811L-04-115.000, 1201 31st Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

**4. Special Exception 2505SE059:**

Special Exception 2505SE059, by agent Marnie Adams, seeking approval for a liquor store use, Tax Parcel 0810N-04-037.000, 2905 25th Ave Suite A, Zoned B-2 (General Business), Ward 3

**5. Variance 2505ZB062:**

Variance 2505ZB062, by agent John H Ruble, seeking approval for a 15-foot front yard setback where 25 feet is required, Tax Parcel 1010B-03-001.002, John Evans Road, Zoned R-2 (Single-Family), Ward 5

**6. Variance 2505ZB063:**

Variance 2505ZB063, by agent Suzanne Stafford, seeking approval for 5 regular parking spaces where 8 is required, Tax Parcel 0808N-01-007.000, 15053 Dedeaux Road, Zoned B-2 (General Business), Ward 4

**7. Variance 2505ZB064:**

Variance 2505ZB064, by agent Suzanne Stafford, seeking approval for parking that backs out into the right-of-way, Tax Parcel 0808N-01-007.000, 15053 Dedeaux Road, Zoned B-2 (General Business), Ward 4

**8. Variance 2506ZB068:**

Variance 2506ZB068, by owner Gabrielle Vincent, seeking approval for a 17-foot second frontage setback where 25 feet is required, Tax Parcel 0911F-01-005.001, 1537 Midway Avenue, Zoned R-1-7.5, Ward 2

**H. Adjournment**

**MINUTES**

**ZONING BOARD OF ADJUSTMENT AND APPEALS  
MEETING**

**Thursday, April 18, 2024 3:00 P.M.**

**GULFPORT CITY COUNCIL CHAMBERS**

- A. Prayer:** The Zoning Board led a prayer.
- B. Pledge of Allegiance:** The Pledge of Allegiance was recited.
- C. Call to Order:** The meeting of the Planning Commission was called to order at 3:05 P.M. .
- D. Determination of a Quorum:**

**BOARD MEMBERS PRESENT:**

MARY ANN WIGINTON  
ROBERT PHARR  
NATHAN BODDIE  
HAL KAIGLER  
MICHAEL DANIELS  
LESLIE NORTH

**BOARD MEMBERS ABSENT:**

NICHOLAS HAHN

**STAFF MEMBERS PRESENT:**

SU-LIN FEATHERSTON  
SAMUEL SWEETING  
GREGORY HOLMES  
BRYCE CLUGH

**COURT REPORTER:**

NORMA SOROE

**E. Confirmation of Agenda:**

**F. Approval of Minutes:**

Motion by Mr. Pharr and seconded by Mr. Boddie to approve Minutes of the **March 21, 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 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

**Speaking for the Petition: Terry Robinson**

**Speaking against the Petition: None**

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

**Second: Mrs. Wiginton**

Leslie North	- <b>Chairman</b>
Mary Ann Wiginton	- Yea
Michael Daniels	- Yea
Robert Pharr	- Yea
Nathan Boddie	- Yea
Nicholas Hahn	- Absent
Hal Kaigler	- Yea

**Action: Motion carried unanimously**

**2. Variance 2403ZB036:  
(Deferred 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

**Speaking for the Petition: Addison Riemann**

**Speaking against the Petition: None**

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

**Second: Mr. Pharr**

Leslie North	- <b>Chairman</b>
Mary Ann Wiginton	- Yea
Michael Daniels	- Yea
Robert Pharr	- Yea
Nathan Boddie	- Yea
Nicholas Hahn	- Absent
Hal Kaigler	- Yea

**Action: Motion carried unanimously**

**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

**Speaking for the Petition: Myrtis Franke**

**Speaking against the Petition: James Thompson**

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

**Second: Mrs. Wiginton**

Leslie North	- <b>Chairman</b>
Mary Ann Wiginton	- Yea
Michael Daniels	- Yea
Robert Pharr	- Yea
Nathan Boddie	- Yea
Nicholas Hahn	- Absent
Hal Kaigler	- Yea

**Action: Motion carried unanimously**

**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

**Speaking for the Petition: Myrtis Franke**

**Speaking against the Petition: James Thompson, Janet Lawrence**

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

**Second: Mr. Kaigler**

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

**Action: Motion carried 4-1**

**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

**Speaking for the Petition: Terry Robinson**

**Speaking against the Petition: None**

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

**Second: Mrs. Wiginton**

Leslie North	- <b>Chairman</b>
Mary Ann Wiginton	- Yea
Michael Daniels	- Yea
Robert Pharr	- Yea
Nathan Boddie	- Yea
Nicholas Hahn	- Absent
Hal Kaigler	-Yea

**Action: Motion Carried unanimously**

**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

**Speaking for the Petition:**

**Speaking against the Petition:**

**Motion:**

**Second:**

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

**Action:**

**Adjournment:**

Motion by Mr. Boddie to adjourn the meeting was seconded by Mr. Pharr and carried unanimously. The meeting adjourned 3:57 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 24<sup>TH</sup> AVENUE  
228.868.5710 | [PLANNERS@GULFPORT-MS.GOV](mailto:PLANNERS@GULFPORT-MS.GOV)

## ZONING BOARD OF ADJUSTMENT AND APPEALS

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**Hearing Date: Thursday, May 15, 2025**

**Public Declaration of Appeal Process of Chairman**



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## ZONING BOARD OF ADJUSTMENT AND APPEALS

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**Hearing Date: Thursday, May 15, 2025**

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



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## ZONING BOARD OF ADJUSTMENT AND APPEALS

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**Hearing Date: Thursday, May 15, 2025**

**Routine Agenda**



URBAN DEVELOPMENT  
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228.868.5710 | [PLANNERS@GULFPORT-MS.GOV](mailto:PLANNERS@GULFPORT-MS.GOV)

## ZONING BOARD OF ADJUSTMENT AND APPEALS

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**Hearing Date: Thursday, May 15, 2025**

**Variance 2505ZB049: Variance 2505ZB049, by owner Veloping Investments LLC, seeking approval for 9 regular parking spaces where 15 are required, Tax Parcel 0910L-02-018.000, 612 35th Street, Zoned B-2 (General Business), Ward 3**

# Technical Report

## VARIANCE

### GENERAL INFORMATION

Case File Number: 2505ZB049

Hearing Date: May 15, 2025

Current Zoning/Use: B-2 / Commercial Structure

Legal: Variance 2505ZB049, by owner Veloping Investments LLC, seeking approval for 9 regular parking spaces where 15 are required, Tax Parcel 0910L-02-018.000, 612 35th Street, 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 requests a variance for 9 parking spaces where 15 are required. The City of Gulfport off-street parking ordinance requires 1 parking space per 300 square feet of gross floor area for an office use. The property has pre-existing parking that backs out into city right of way which will also need to be approved by the zoning board. The denial of this variance would require an updated parking plan and require the applicant to add additional concrete or asphalt parking space to the property.

- (a) The applicant does not address the question directly and states that the current parking has spaces for 10 cars including a handicap. It is clear to staff that no hardship is faced as the property is fully equipped to add the necessary parking spaces.
- (b) The applicant states that they made no alterations to the parking spaces and that they did not cause the need for this variance. It is clear to staff that the applicant did not create the pre-existing parking conditions, however, the applicant has adequate room on the site to fit the required parking.
- (c) The applicant states that the design of the property is unusual and has created a hardship with the pre-existing parking and claims the property cannot comply with normal parking ordinances because of its design. It is clear to staff that the property could conform to parking ordinances if the site was further developed. The property clearly has sufficient room for the required parking.
- (d) The applicant states that the literal interpretation of the zoning ordinance would cause them to fail regulations and they claim 10 spaces is suitable for their use. It is clear to staff the literal interpretation would not allow the applicant to use the pre-existing parking available and would require them to pave more of their property in order to meet our ordinance.
- (e) The applicant claims that the granting of this variance will not grant them any special privilege over other properties in the district. However, it should be noted that no properties in the immediate area have gone for parking variances. It is clear to staff that the required parking could fit on the property and no hardship is faced by the applicant.
- (f) This property is zoned B-2, and an office use is allowed by right.

### **EXECUTIVE SUMMARY**

The applicant requests a variance for 9 parking spaces where 15 are required. The City of Gulfport off-street parking ordinance requires 1 parking space per 300 square feet of gross floor area for an office use. The property has pre-existing parking that backs out into city right of way which will also need to be approved by the zoning board. It is clear to staff that no hardship is faced by the applicant as there is sufficient room to develop the property in order to conform to the Off-street parking ordinance. The approval of this variance would create a precedence in the immediate area on 35<sup>th</sup> street.

Any approval should consider these conditions:

1. Approval would allow for 9 parking spaces where 15 are required.
2. Must comply with all current Building Codes and City of Gulfport Ordinances.
3. A parallel sidewalk ramp is required in front of the access aisle. Move the handicap parking space and access aisle to the right so that the parallel sidewalk ramp, when constructed, is not in front of any walkway leading to a building door.

# Technical Report


## VARIANCE

### *DEPARTMENTAL CONDITIONS*

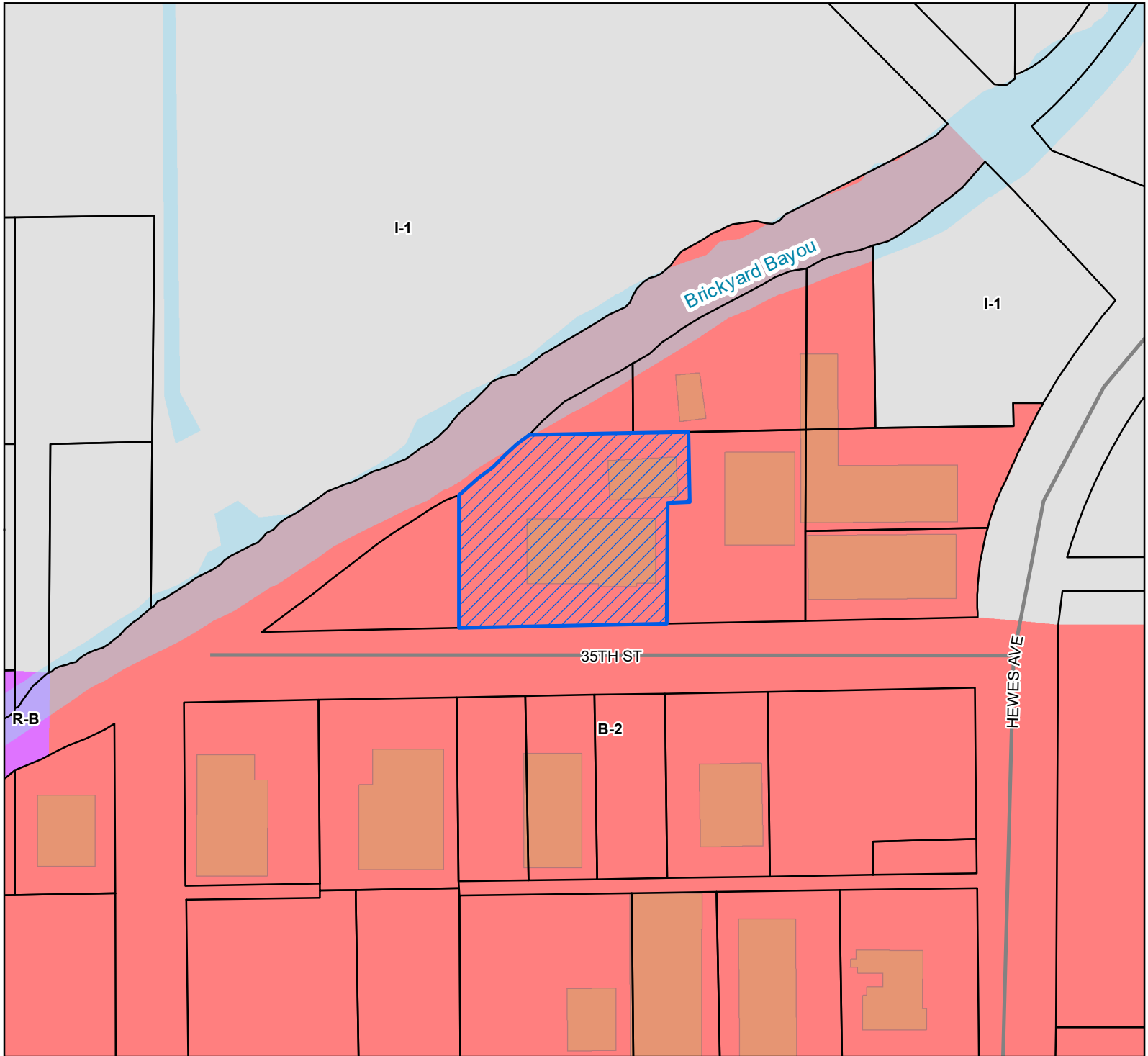
- Engineering:** Conditions. A parallel sidewalk ramp is required in front of the access aisle. Move the handicap parking space and access aisle to the right so that the parallel sidewalk ramp, when constructed, is not in front of any walkway leading to a building door. Memo dated 5/1/2025.
- Public Works:** No comment as of 5/2/2025.
- Traffic and Safety:** No comment as of 5/2/2025.
- Building Code Services:** No conditions. Memo dated 4/25/2025.
- GIS:** No conditions. Memo dated 5/1/2025.
- Police Department:** No comment as of 5/2/2025.
- Fire Department:** No conditions. Memo dated 4/25/2025.
- City Arborist:** No conditions. Memo dated 4/24/2025.

### *DIRECTOR APPROVAL*

This report has been reviewed and approved by:

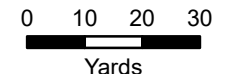


\_\_\_\_\_  
Greg Holmes  
Director of Urban Development Department



- Site
- Street
- Parcels
- Buildings
- Water Features
- City Limit
- Zoning**
- B-2 - General Business District
- I-1 - Light Industry District
- R-B - Residence-Business District

**Site Information**  
 0910L-02-018.000  
 Zoning: B-2 (General Business)  
 Size: 20631.96 sqft  
 Flood: AE



1 inch = 100 feet



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



55

CASE NUMBER

250523049

3-21-25

B-2

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	2	-	0	2	-	0	1	8	.	0	0	0															

Property Address:

412 35th St Gulfport Ms 39501

Lot(s) \_\_\_\_\_ Block(s) \_\_\_\_\_ Subdivision \_\_\_\_\_

General Description of Request:

parking Requirements  
9 of parking spaces and 1 Handicap  
when 15 is required.

### OWNERSHIP AND CERTIFICATION:

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

**OWNER:**

Shondala Adams

Printed Name of Owner

P.O. Box 10568

Mailing Address

Gulfport MS 39505

City

State

Zip Code

228-806-8721

Home Phone

Work/Cell Phone

Shondala.Adams@gmail.com

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)** \_\_\_\_\_

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: \_\_\_\_\_



# COVENANT AFFIDAVIT

I, SHonda Adams being property owner or agent of the property 412 35th St Gtr. W  
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] \_\_\_\_\_ 3/21/25 \_\_\_\_\_  
SIGNATURE DATE

## STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 21 day of March, 20 25

[Signature]  
NOTARY PUBLIC

3/10/2028  
COMMISSION EXPIRATION



# Parking Space Variance

1. The building design parking has space available for 10 cars. Attached are pictures that show car space enough for 10 cars only. We have 9 spaces and 1 set for handicapped parking. The space is not large enough for 14 cars to park.

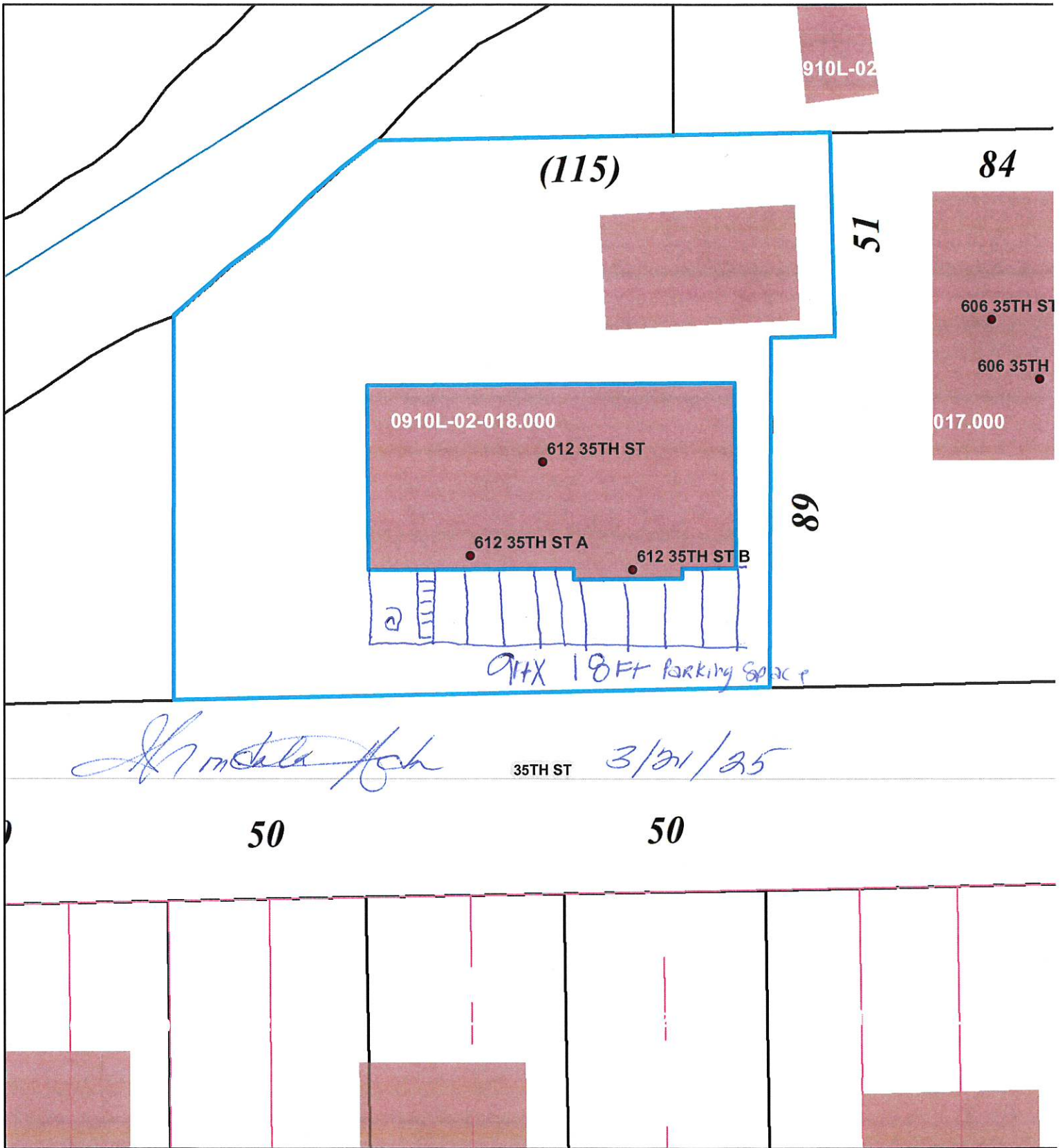
2. When we purchased the building, we made no alterations to the previous parking space structure. We did not cause the need for this variance.

3. The physical design of this property is unusual and has created hardship with the parking spaces available. The zoning ordinance requires 14 spaces. This property cannot comply with normal parking ordinances because of its design.

4. Literal interpretation of the zoning ordinance would cause us to fail regulations. The 10 spaces we have are suitable for our use and we have no need for additional spaces. Delays in approval would cause hardship to our company and our clients who need our services.

5. Granting this variance would not give us special benefit over any other properties or buildings in our district. This variance would not disrupt or cause any hardship to any buildings or businesses that are operating in the area.

6. The use of our business is permissible and approved by the state. The issuance of this variance allows us to operate business and serve our clients that are in need of our services.



1 inch = 33 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.



**Area Map**

 Parcels

Printed 3/21/2025



# Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

### Name History

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Name	Name Type
VELOPING INVESTMENTS LLC	Legal

### Business Information

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<b>Business Type:</b>	Limited Liability Company
<b>Business ID:</b>	1348734
<b>Status:</b>	Dissolved
<b>Effective Date:</b>	07/13/2022
<b>State of Incorporation:</b>	Mississippi
<b>Principal Office Address:</b>	13126 Old Hwy 49 Gulfport, MS 39503

### Registered Agent

---

Name
SHONDALA ADAMS Tiara Dr Lot #6 Gulfport, MS 39503

### Officers & Directors

---

Name	Title
Shondala P Adams 13126 Old Hwy 49 Gulfport, MS 39503	President
Michael Briscoe PO BOX 10568 GULFPORT, MS 39505	Manager, Member



1st JUDICIAL DISTRICT  
INSTRUMENT 2024-0015093-D-J1  
FILED/RECORDED 8/7/2024 3:48:01 PM  
TOTAL FEES \$26.00  
3 PAGES RECORDED

PREPARED BY:  
Law Offices of  
LAURA F. PAULK, PLLC  
16127 Orange Grove Road  
Gulfport, MS 39503  
228-831-1818  
LFP File No.: 2408228  
MS Bar No.: 10733  
STATE OF MISSISSIPPI  
COUNTY OF HARRISON

RETURN TO:  
Law Offices of  
LAURA F. PAULK, PLLC  
16127 Orange Grove Road  
Gulfport, MS 39503  
228-831-1818  
LFP File No.: 2408228

## TITLE NOT EXAMINED QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid this date, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged,

Veloping Ways, a Mississippi Non Profit Corporation, Grantor  
13126 Old Highway 49  
Gulfport, MS 39505  
504-427-2012

does hereby grant, bargain, sell, remise, release and forever quitclaim unto,

Veloping Investments LLC, a Mississippi Limited Liability Company, Grantee  
P.O. Box 10568  
Gulfport, MS 39505  
504-427-2012

the following described land and property situated in the First Judicial District of Harrison County, Mississippi, and being more particularly described as follows to-wit: (See Exhibit "A" attached)

Indexing Instructions: Lots 32, 33, 34, 35, 36, & 37, & W 16 ft of the N 46 ft Lot 38, Blk 5, Gum Carbo Add, City of Gulfport, and pt of Lots 6, 7, 8, & 9, Blk 5, Gum Carbo Add, Harrison Co., MS lying N of Brickyard Bayou and pt of S 1/2 of Alley lying N of Lots, Harrison Co., MS

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis and are assumed by the Grantee. When said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to pay on the basis of an actual proration.

This conveyance is made expressly subject to any and all restrictive covenants, rights-of-way, easements, and mineral reservations and any other rights now of which effect the above described property.

WITNESS MY SIGNATURE, this the 31st day of July, 2024.

*Daniel P. Blanchard Sr.*  
Daniel P. Blanchard, Sr.

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Personally appeared before me, the undersigned Notary Public in and for the above named jurisdiction, the within named, Daniel P. Blanchard, Sr., who acknowledged that he signed and delivered the foregoing instrument on the day and year therein stated.

Given under my hand and seal, this the 31st day of July, 2024.

*Jennifer L. Lavender*  
NOTARY PUBLIC

My Commission Expires:

\_\_\_\_\_



## EXHIBIT A

### LEGAL DESCRIPTION

Lots Thirty-two (32), Thirty-three (33), Thirty-four (34), Thirty-five (35), Thirty-six (36), and Thirty-seven (37), and the West 16 feet of the North 46 feet of Lot Thirty-eight (38), Block Five (5), Gum Carbo Addition, City of Gulfport, and that part of Lots Six (6), Seven (7), Eight (8), and Nine (9), in Block Five (5) of Gum Carbo Addition lying North of Brickyard Bayou, being 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 45 and Copy Plat Book 2 at Page 92 thereof.

Being one and the same property conveyed to Jack and Sylvia Ballard in Warranty Deed recorded in Deed Book 1097, Page 102 on March 14, 1988 in the office of the Chancery Clerk of Harrison County, Mississippi, First Judicial District.





Said property is also recognized as Ad Valorem Tax Parcel Number 0910L-02-018.000 and municipal address 612 35th Street, Gulfport, MS 3950.

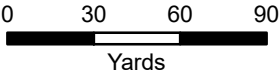
DPB

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0910L-02-018.000	SHONDALA ADAMS (OWNER)	P.O. BOX 10568	GULFPORT	MS	39505
			<b>Adjacent Property Owners (2505ZB049)</b>				
	29970	0910L-02-016.000	DOUGLAS MARTHA ALLISON	9555 NORTH BAYOU BEND	GULFPORT	MS	39503
N	29992	0910L-02-066.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
	30029	0910L-02-029.000	ROLLINS HENRY M & LINDA B	14341 SWAN LANE	GULFPORT	MS	39503
	30026	0910L-02-031.000	CRESCO REAL ESTATE LLC	641 35TH STREET	GULFPORT	MS	39501
N	29993	0910L-02-065.000	GULFPORT CITY OF	4050 HEWES AVE	GULFPORT	MS	39507
	30021	0910L-02-022.000	GULF COPY SYSTEMS LLC	613 35TH ST	GULFPORT	MS	39501
	83575	0910L-02-013.000	BERTUCCI JOSEPH N II & ROBERT M	708 KLONDYKE RD	LONG BEACH	MS	39560
	83674	0910L-02-032.000	CRESCO REAL ESTATE LLC	P O BOX 6827	GULFPORT	MS	39506
	30031	0910L-02-027.000	BROOME JACQUELINE L	3401 HEWES AVENUE	GULFPORT	MS	39507
	83673	0910L-02-028.000	TOLAR TERRY & EILERMANN JANET	2620 RUE PALAFOX	BILOXI	MS	39531
	30023	0910L-02-020.000	CRESCO REAL ESTATE LLC	651 35TH STREET	GULFPORT	MS	39501
N	83579	0910L-02-024.000	CABLECOM GENERAL INC	C/O CONSOLIDATED TAX SERVICE	HENDERSON	TX	8E+08
N	30020	0910L-02-023.000	POST-NEWSWEEK CABLE INC	C/O CONSOLIDATED TAX SERVICE	HENDERSON	TX	8E+08
	29968	0910L-02-017.000	BERTUCCI JOSEPH N II & ROBERT M	606 35TH ST	GULFPORT	MS	39501
	83577	0910L-02-018.000	BLANCHARD DANIEL P SR	3008 8TH AVE	GULFPORT	MS	39501
	83576	0910L-02-014.000	MATHERS RAYMOND M & ANNE M	38 52ND ST	GULFPORT	MS	39507
	30016	0910L-02-026.000	BROOME JACQUELINE L	3401 HEWES AVE	GULFPORT	MS	39501
N	30017	0910L-02-025.000	VUMORE CO	C/O CONSOLIDATED TAX SERVICE	HENDERSON	TX	8E+08
	30022	0910L-02-021.000	CRESCO REAL ESTATE LLC	641 35TH ST	GULFPORT	MS	39501
	30027	0910L-02-030.000	HILTON CLAYTON R	20019 TOURNAMENT DR	GULFPORT	MS	39503
	100086	0910L-02-014.001	K & H INVESTMENTS LLC	23940 STABLEWOOD DR	PASS CHRISTIAN	MS	39571
N	29971	0910L-02-015.000	K & H INVESTMENTS LLC	23940 STABLEWOOD DR	PASS CHRISTIAN	MS	39571
N	109532	0910L-02-021.001	GULF COPY SYSTEMS LLC	613 35TH ST	GULFPORT	MS	39501
	83571	0910L-02-001.000	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPORT RD	GULFPORT	MS	39503



Legend

-  Site
-  Street
-  Buildings
-  Water Features



1 inch = 200 feet



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



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	656558	Print Legal Ad-IPL02294830 - IPL0229483	ZB / May 15	1	83 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, May 15, 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 2505ZB049**, by owner Veloping Investments LLC, seeking approval for 9 regular parking spaces where 15 are required, Tax Parcel 0910L-02-018.000, 612 35th Street, Zoned B-2 (General Business), Ward 3

**Variance 2505ZB050**, by owner Veloping Investments LLC, seeking approval for parking that backs out into the right-of-way, Tax Parcel 0910L-02-018.000, 612 35th Street, Zoned B-2 (General Business), Ward 3

**Variance 2505ZB055**, by owner Ria Propertiez AZ, LLC, seeking approval for 19 regular parking spaces where 32 are required, Tax Parcel 0811L-04-115.000, 1201 31st Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

**Special Exception 2505SE059**, by agent Marnie Adams, seeking approval for a liquor store use, Tax Parcel 0810N-04-037.000, 2905 25th Ave Suite A, Zoned B-2 (General Business), Ward 3

**Variance 2505ZB062**, by agent John H Ruble, seeking approval for a 15-foot front yard setback where 25 feet is required, Tax Parcel 1010B-03-001.002, John Evans Road, Zoned R-2 (Single-Family), Ward 5

**Variance 2505ZB063**, by agent Suzanne Stafford, seeking approval for 5 regular parking spaces where 8 is required, Tax Parcel 0808N-01-007.000, 15053 Dedeaux Road, Zoned B-2(General Business), Ward 4

**Variance 2505ZB064**, by agent Suzanne Stafford, seeking approval for parking that backs out into the right-of-way, Tax Parcel 0808N-01-007.000, 15053 Dedeaux Road, Zoned B-2(General Business), Ward 4

**Variance 2506ZB068**, by owner Gabrielle Vincent, seeking approval for a 17-foot second frontage setback where 25 feet is required, Tax Parcel 0911F-01-005.001, 1537 Midway Avenue, Zoned R-1-7.5, Ward 2

This 30th day of April 2025  
 A. Leslie North, Chairman  
 City of Gulfport Zoning Board of Adjustment and Appeals  
 IPL0229483  
 Apr 30 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:  
 04/30/25

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.

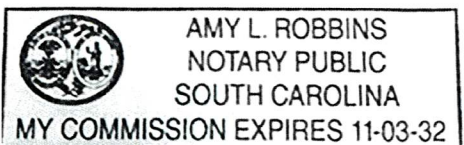
*Mary Castro*

Sworn to and subscribed before me this 6th day of May 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 24<sup>TH</sup> AVENUE  
228.868.5710 | [PLANNERS@GULFPORT-MS.GOV](mailto:PLANNERS@GULFPORT-MS.GOV)

## ZONING BOARD OF ADJUSTMENT AND APPEALS

---

**Hearing Date: Thursday, May 15, 2025**

**Variance 2505ZB050: Variance 2505ZB050, by owner Veloping Investments LLC, seeking approval for parking that backs out into the right-of-way, Tax Parcel 0910L-02-018.000, 612 35th Street, Zoned B-2 (General Business), Ward 3**

# Technical Report

## VARIANCE

### **GENERAL INFORMATION**

Case File Number: 2505ZB050

Hearing Date: May 15, 2025

Current Zoning/Use: B-2 / Commercial Structure

Legal: Variance 2505ZB050, by owner Veloping Investments LLC, seeking approval for parking that backs out into the right-of-way, Tax Parcel 0910L-02-018.000, 612 35th Street, 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 requests a variance in order to back out into city right of way. The City of Gulfport requires perpendicular parking to have a 25 foot aisle that begins after the required 9 foot by 18 foot parking space. The proposed use is an Office while the previous use, circa 2017, was a contractor's office. The pre-existing parking on the property has approximately 1 foot of aisle behind the required parking. Disapproval of this variance would require a new parking plan that conforms to the City of Gulfport's ordinances in order to receive a Privilege License.

- (a) The applicant notes the pre-existing nature of the parking and how it backs out into city right of way. It is clear to staff that the pre-existing nature of the property does not constitute a hardship because the property could be further developed to include parking that does not back out into city right of way.
- (b) The applicant states that they made no alterations to the pre-existing property and they did not create the need for the variance. It is clear to staff that the property could be developed in a way that conforms to our Off-street parking ordinance. However, it is also clear that the applicant did not create the pre-existing parking that backs out into city right of way.
- (c) The applicant states that the property is unusual and cannot comply with the ordinance regarding backing out into city right of way. It is clear to staff that the property could be developed in a way that does not have parking that backs out into city right of way. However, the existing parking does back out into city right of way and the site would need to pave a large section of the property to conform to all parking regulations.
- (d) The applicant notes that the literal interpretation of the ordinance would deprive them of the current parking plan which they claim is suitable and has no issues. It is clear to staff that the literal interpretation would require the applicant to further develop the property in order to fit a conforming parking plan.
- (e) The applicant states that no special privilege would be granted with the approval of this variance. However, it is clear to staff that no properties in the immediate area have gotten a variance for backing out into city right of way. The granting of this variance would create a precedence for the properties in the immediate area with pre-existing parking that backs out into city right of way.
- (f) This property is zoned B-2, and an office use is allowed by right.

### **EXECUTIVE SUMMARY**

The applicant requests a variance in order to back out into city right of way. The City of Gulfport requires perpendicular parking to have a 25 foot aisle that begins after the required 9 foot by 18 foot parking space. The pre-existing parking on the property has approximately 1 foot of aisle behind the required parking. However, the property has the necessary area to further develop parking that adheres to the City of Gulfport's parking ordinances. The granting of this variance would create a precedent In the immediate area for parking that backs out into city right of way.

Any approval should consider these conditions:

- 1. Approval would allow for parking that backs out into city right of way.
- 2. Must comply with all current Building Codes and City of Gulfport Ordinances.

### **DEPARTMENTAL CONDITIONS**

# Technical Report

## VARIANCE

**Engineering:** No conditions. Memo dated 5/1/2025.

**Public Works:** No comment as of 5/2/2025.

**Traffic and Safety:** No comment as of 5/2/2025.

**Building Code Services:** No conditions. Memo dated 4/24/2025

**GIS:** No conditions. Memo dated 5/1/2025.

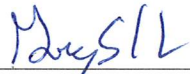
**Police Department:** No comment as of 5/2/2025.

**Fire Department:** No conditions. Memo dated 4/25/2025.

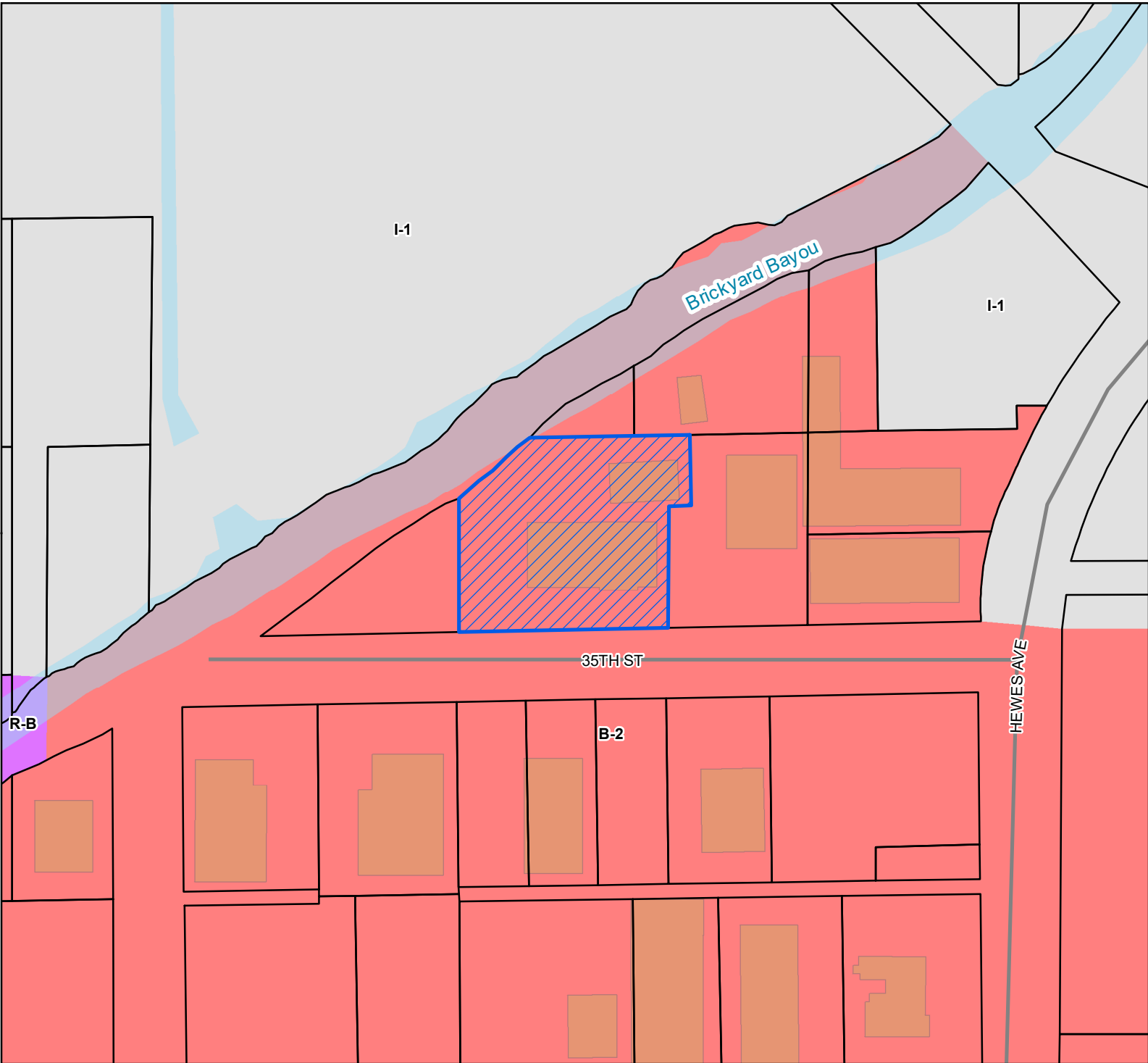
**City Arborist:** No conditions. Memo dated 4/24/2025.

### ***DIRECTOR APPROVAL***

This report has been reviewed and approved by:

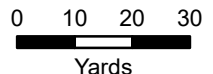


\_\_\_\_\_  
Greg Holmes  
Director of Urban Development Department



- Site
  - Street
  - Parcels
  - Buildings
  - Water Features
  - City Limit
- Zoning**
- B-2 - General Business District
  - I-1 - Light Industry District
  - R-B - Residence-Business District

**Site Information**  
 0910L-02-018.000  
 Zoning: B-2 (General Business)  
 Size: 20631.96 sqft  
 Flood: AE



1 inch = 100 feet



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**OWNER:**

Shondala Ad

Printed Name of Owner

P.O. Box 10568

Mailing Address

Gulfport MS 39505

City

State

Zip Code

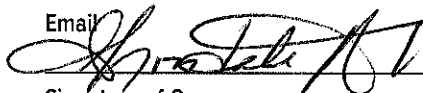
228-806-8721

Home Phone

Work/Cell Phone

Cas-Care@outlook.com

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) Shondala Adams

Address (Street, City, State, Zip Code) \_\_\_\_\_

Phone (Home) \_\_\_\_\_ (Work) 228-806-8721 (Cell) (504) 427-2012

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: \_\_\_\_\_



# COVENANT AFFIDAVIT

I, Shondala Adams being property owner or agent of the property 612 35<sup>th</sup> St Gpt 39501  
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

3/21/25  
DATE

## STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 21<sup>st</sup> day of March, 20 25

[Signature]  
NOTARY PUBLIC



3/10/2028  
COMMISSION EXPIRATION

# Backing Up Variance

1. The building design parking has space for cars to back up. Attached are pictures that show space for cars to reverse without issue. We have 9 spaces and 1 set for handicapped parking. Each parking space has enough room for cars to reverse with ease.

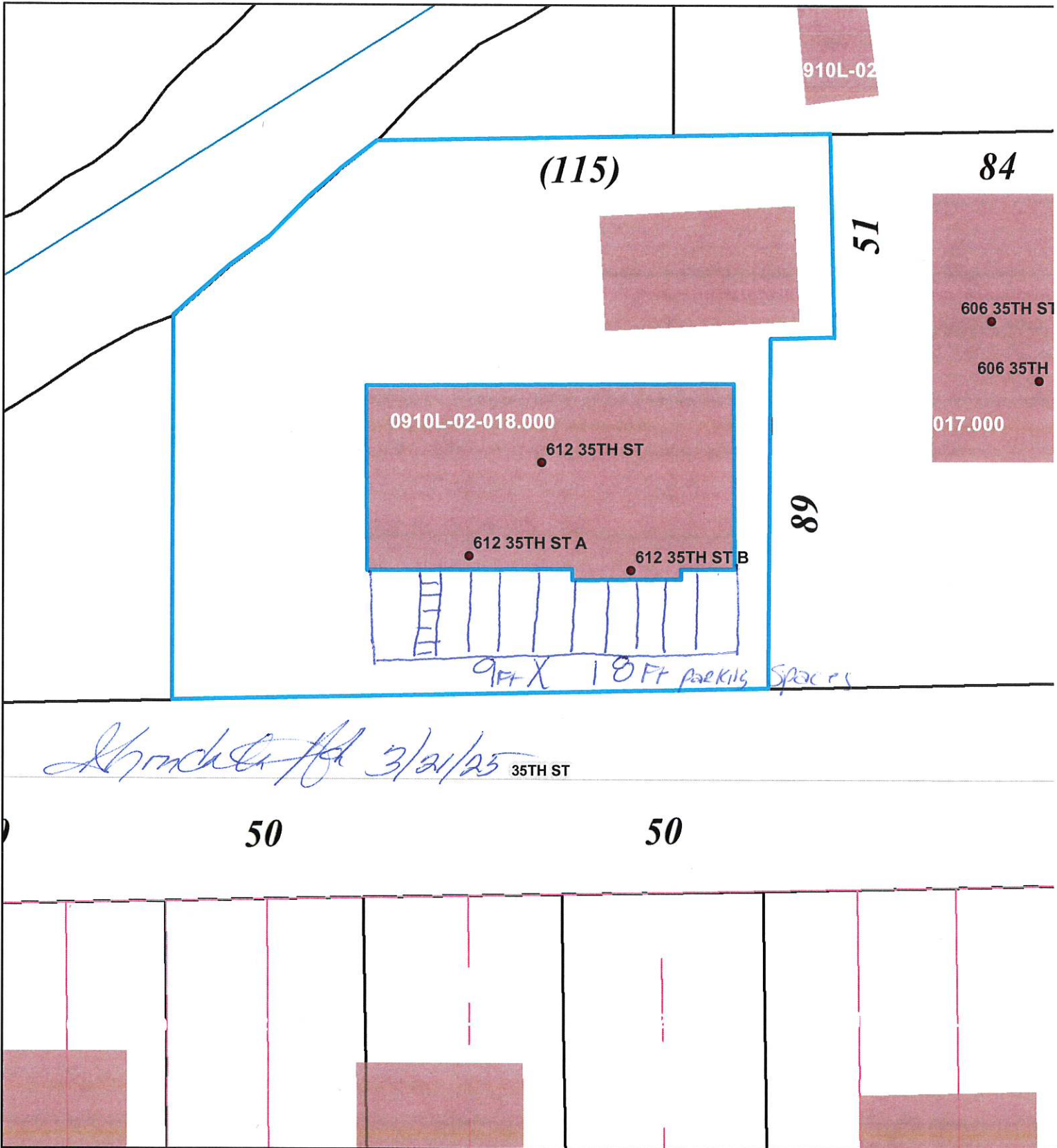
2. When we purchased the building, we made no alterations to the previous parking space structure. We did not cause the need for this variance.

3. The physical design of this property is unusual and has seemingly created hardship for cars to back up. This property cannot comply with normal backing up ordinances because of its design.

4. Literal interpretation of the backing up ordinance would cause us to fail regulations. The parking we have is suitable for our use and we have had no issues with any clients or employees backing up. Delays in approval would cause hardship to our company and our clients who need our services.

5. Granting this variance would not give us special benefit over any other properties or buildings in our district. This variance would not disrupt or cause any hardship to any buildings or businesses that are operating in the area.

6. The use of our business is permissible and approved by the state. The issuance of this variance allows us to operate business and serve our clients that are in need of our services.




1 inch = 33 feet



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Area Map

 Parcels

Printed 3/21/2022





# Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

### Name History

---

Name	Name Type
VELOPING INVESTMENTS LLC	Legal

### Business Information

---

<b>Business Type:</b>	Limited Liability Company
<b>Business ID:</b>	1348734
<b>Status:</b>	Dissolved
<b>Effective Date:</b>	07/13/2022
<b>State of Incorporation:</b>	Mississippi
<b>Principal Office Address:</b>	13126 Old Hwy 49 Gulfport, MS 39503

### Registered Agent

---

**Name**  
 SHONDALA ADAMS  
 Tiara Dr Lot #6  
 Gulfport, MS 39503

### Officers & Directors

---

Name	Title
Shondala P Adams 13126 Old Hwy 49 Gulfport, MS 39503	President
Michael Briscoe PO BOX 10568 GULFPORT, MS 39505	Manager, Member



1st JUDICIAL DISTRICT  
INSTRUMENT 2024-0015093-D-J1  
FILED/RECORDED 8/7/2024 3:48:01 PM  
TOTAL FEES \$26.00  
3 PAGES RECORDED

PREPARED BY:  
Law Offices of  
LAURA F. PAULK, PLLC  
16127 Orange Grove Road  
Gulfport, MS 39503  
228-831-1818  
LFP File No.: 2408228  
MS Bar No.: 10733  
STATE OF MISSISSIPPI  
COUNTY OF HARRISON

RETURN TO:  
Law Offices of  
LAURA F. PAULK, PLLC  
16127 Orange Grove Road  
Gulfport, MS 39503  
228-831-1818  
LFP File No.: 2408228

## TITLE NOT EXAMINED QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid this date, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged,

Veloping Ways, a Mississippi Non Profit Corporation, Grantor  
13126 Old Highway 49  
Gulfport, MS 39505  
504-427-2012

does hereby grant, bargain, sell, remise, release and forever quitclaim unto,

Veloping Investments LLC, a Mississippi Limited Liability Company, Grantee  
P.O. Box 10568  
Gulfport, MS 39505  
504-427-2012

the following described land and property situated in the First Judicial District of Harrison County, Mississippi, and being more particularly described as follows to-wit: (See Exhibit "A" attached)

Indexing Instructions: Lots 32, 33, 34, 35, 36, & 37, & W 16 ft of the N 46 ft Lot 38, Blk 5, Gum Carbo Add, City of Gulfport, and pt of Lots 6, 7, 8, & 9, Blk 5, Gum Carbo Add, Harrison Co., MS lying N of Brickyard Bayou and pt of S 1/2 of Alley lying N of Lots, Harrison Co., MS

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis and are assumed by the Grantee. When said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to pay on the basis of an actual proration.

This conveyance is made expressly subject to any and all restrictive covenants, rights-of-way, easements, and mineral reservations and any other rights now of which effect the above described property.

WITNESS MY SIGNATURE, this the 31st day of July, 2024.

*Daniel P. Blanchard Sr.*  
Daniel P. Blanchard, Sr.

STATE OF MISSISSIPPI

COUNTY OF HARRISON

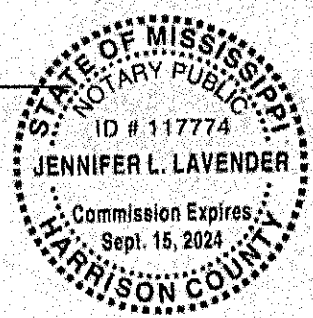
Personally appeared before me, the undersigned Notary Public in and for the above named jurisdiction, the within named, Daniel P. Blanchard, Sr., who acknowledged that he signed and delivered the foregoing instrument on the day and year therein stated.

Given under my hand and seal, this the 31st day of July, 2024.

*Jennifer L. Lavender*  
NOTARY PUBLIC

My Commission Expires:

\_\_\_\_\_



## EXHIBIT A

### LEGAL DESCRIPTION

Lots Thirty-two (32), Thirty-three (33), Thirty-four (34), Thirty-five (35), Thirty-six (36), and Thirty-seven (37), and the West 16 feet of the North 46 feet of Lot Thirty-eight (38), Block Five (5), Gum Carbo Addition, City of Gulfport, and that part of Lots Six (6), Seven (7), Eight (8), and Nine (9), in Block Five (5) of Gum Carbo Addition lying North of Brickyard Bayou, being 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 45 and Copy Plat Book 2 at Page 92 thereof.

Being one and the same property conveyed to Jack and Sylvia Ballard in Warranty Deed recorded in Deed Book 1097, Page 102 on March 14, 1988 in the office of the Chancery Clerk of Harrison County, Mississippi, First Judicial District.





Said property is also recognized as Ad Valorem Tax Parcel Number 0910L-02-018.000 and municipal address 612 35th Street, Gulfport, MS 3950.

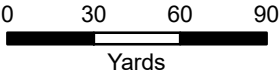
DPB

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0910L-02-018.000	SHONDALA ADAMS (OWNER)	P.O. BOX 10568	GULFPORT	MS	39505
			<b>Adjacent Property Owners (2505ZB050)</b>				
	29970	0910L-02-016.000	DOUGLAS MARTHA ALLISON	9555 NORTH BAYOU BEND	GULFPORT	MS	39503
N	29992	0910L-02-066.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
	30029	0910L-02-029.000	ROLLINS HENRY M & LINDA B	14341 SWAN LANE	GULFPORT	MS	39503
	30026	0910L-02-031.000	CRESCO REAL ESTATE LLC	641 35TH STREET	GULFPORT	MS	39501
N	29993	0910L-02-065.000	GULFPORT CITY OF	4050 HEWES AVE	GULFPORT	MS	39507
	30021	0910L-02-022.000	GULF COPY SYSTEMS LLC	613 35TH ST	GULFPORT	MS	39501
	83575	0910L-02-013.000	BERTUCCI JOSEPH N II & ROBERT M	708 KLONDYKE RD	LONG BEACH	MS	39560
	83674	0910L-02-032.000	CRESCO REAL ESTATE LLC	P O BOX 6827	GULFPORT	MS	39506
	30031	0910L-02-027.000	BROOME JACQUELINE L	3401 HEWES AVENUE	GULFPORT	MS	39507
	83673	0910L-02-028.000	TOLAR TERRY & EILERMANN JANET	2620 RUE PALAFOX	BILOXI	MS	39531
	30023	0910L-02-020.000	CRESCO REAL ESTATE LLC	651 35TH STREET	GULFPORT	MS	39501
N	83579	0910L-02-024.000	CABLECOM GENERAL INC	C/O CONSOLIDATED TAX SERVICE	HENDERSON	TX	8E+08
N	30020	0910L-02-023.000	POST-NEWSWEEK CABLE INC	C/O CONSOLIDATED TAX SERVICE	HENDERSON	TX	8E+08
	29968	0910L-02-017.000	BERTUCCI JOSEPH N II & ROBERT M	606 35TH ST	GULFPORT	MS	39501
	83577	0910L-02-018.000	BLANCHARD DANIEL P SR	3008 8TH AVE	GULFPORT	MS	39501
	83576	0910L-02-014.000	MATHERS RAYMOND M & ANNE M	38 52ND ST	GULFPORT	MS	39507
	30016	0910L-02-026.000	BROOME JACQUELINE L	3401 HEWES AVE	GULFPORT	MS	39501
N	30017	0910L-02-025.000	VUMORE CO	C/O CONSOLIDATED TAX SERVICE	HENDERSON	TX	8E+08
	30022	0910L-02-021.000	CRESCO REAL ESTATE LLC	641 35TH ST	GULFPORT	MS	39501
	30027	0910L-02-030.000	HILTON CLAYTON R	20019 TOURNAMENT DR	GULFPORT	MS	39503
	100086	0910L-02-014.001	K & H INVESTMENTS LLC	23940 STABLEWOOD DR	PASS CHRISTIAN	MS	39571
N	29971	0910L-02-015.000	K & H INVESTMENTS LLC	23940 STABLEWOOD DR	PASS CHRISTIAN	MS	39571
N	109532	0910L-02-021.001	GULF COPY SYSTEMS LLC	613 35TH ST	GULFPORT	MS	39501
	83571	0910L-02-001.000	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPORT RD	GULFPORT	MS	39503



Legend

-  Site
-  Street
-  Buildings
-  Water Features



1 inch = 200 feet



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



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	656558	Print Legal Ad-IPL02294830 - IPL0229483	ZB / May 15	1	83 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, May 15, 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 2505ZB049**, by owner Veloping Investments LLC, seeking approval for 9 regular parking spaces where 15 are required, Tax Parcel 0910L-02-018.000, 612 35th Street, Zoned B-2 (General Business), Ward 3

**Variance 2505ZB050**, by owner Veloping Investments LLC, seeking approval for parking that backs out into the right-of-way, Tax Parcel 0910L-02-018.000, 612 35th Street, Zoned B-2 (General Business), Ward 3

**Variance 2505ZB055**, by owner Ria Propertiez AZ, LLC, seeking approval for 19 regular parking spaces where 32 are required, Tax Parcel 0811L-04-115.000, 1201 31st Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

**Special Exception 2505SE059**, by agent Marnie Adams, seeking approval for a liquor store use, Tax Parcel 0810N-04-037.000, 2905 25th Ave Suite A, Zoned B-2 (General Business), Ward 3

**Variance 2505ZB062**, by agent John H Ruble, seeking approval for a 15-foot front yard setback where 25 feet is required, Tax Parcel 1010B-03-001.002, John Evans Road, Zoned R-2 (Single-Family), Ward 5

**Variance 2505ZB063**, by agent Suzanne Stafford, seeking approval for 5 regular parking spaces where 8 is required, Tax Parcel 0808N-01-007.000, 15053 Dedeaux Road, Zoned B-2(General Business), Ward 4

**Variance 2505ZB064**, by agent Suzanne Stafford, seeking approval for parking that backs out into the right-of-way, Tax Parcel 0808N-01-007.000, 15053 Dedeaux Road, Zoned B-2(General Business), Ward 4

**Variance 2506ZB068**, by owner Gabrielle Vincent, seeking approval for a 17-foot second frontage setback where 25 feet is required, Tax Parcel 0911F-01-005.001, 1537 Midway Avenue, Zoned R-1-7.5, Ward 2

This 30th day of April 2025  
 A. Leslie North, Chairman  
 City of Gulfport Zoning Board of Adjustment and Appeals  
 IPL0229483  
 Apr 30 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:  
 04/30/25

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.

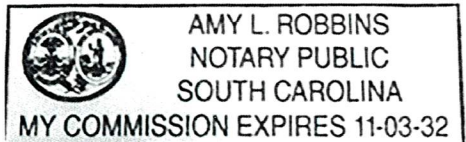
*Mary Castro*

Sworn to and subscribed before me this 6th day of May 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 24<sup>TH</sup> AVENUE  
228.868.5710 | [PLANNERS@GULFPORT-MS.GOV](mailto:PLANNERS@GULFPORT-MS.GOV)

## ZONING BOARD OF ADJUSTMENT AND APPEALS

---

**Hearing Date: Thursday, May 15, 2025**

**Variance 2505ZB055: Variance 2505ZB055, by owner Ria Propertiez AZ, LLC, seeking approval for 19 regular parking spaces where 32 are required, Tax Parcel 0811L-04-115.000, 1201 31st Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2**

# Technical Report

## VARIANCE

### GENERAL INFORMATION

Case File Number: 2505ZB055

Hearing Date: May 15, 2025

Current Zoning/Use: T4+ / Commercial Structure

Legal: Variance 2505ZB055, by owner Ria Propertiez AZ, LLC, seeking approval for 19 regular parking spaces where 32 are required, Tax Parcel 0811L-04-115.000, 1201 31st Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

### 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 requesting a variance for 19 regular parking spaces where 32 are required for a proposed hospital/ sanitarium use with 16 beds. Per the current parking ordinance in Appendix A, Sec VI, (A),(4): 2 regular parking spaces would be required per bed.

- (a) The applicant states that the pre-existing building cannot accommodate the required parking due to the building's footprint. For the proposed use of a hospital/sanitarium two 9 feet by 18 feet parking spaces are required for each bed. As the applicant notes in their application that the proposed use will have 16 beds, the site would be required to accommodate 32 regular parking spaces and two ADA compliant handicapped spaces, one of which would need to be van accessible.
- (b) The applicant states in their application "the property was purchased as is & in previous years this property has been used for medical & close to the downtown with street parking being available." From staff review of the subject site, the previous use was a Memorial medical clinic which would not have allowed patients to stay overnight, while the proposed use will have patients stay for days to weeks at a time, according to the applicant. Due to this change of scope of use, the proposed use would constitute being classified as a hospital/sanitarium rather than a medical clinic, which has different parking requirements according to the ordinance and would require the site to accommodate the parking required for the new use. As the parking spaces existed and were used for the prior medical clinic, the special circumstances do not result from the applicant's actions.
- (c) The applicant notes that the site and its available parking spaces are pre-existing, and site does not have any more space available to add parking. The applicant also notes the subject site is across the street to the Downtown's Central Business District overlay which waives parking requirements. From staff review of the subject site, as noted from the site plan the property is not large enough to accommodate the number of required regular parking spaces. Even if the noted patio was to be renovated to increase the number of parking spaces available, it most likely would not meet the required number of regular parking spaces. The three primary options for remedying the issue, outside of approving the variance, would be either a text amendment lowering the number of required regular parking for the hospital/sanitarium use, an amendment extending the overlay over the subject property, or decreasing the number of beds for the proposed use.
- (d) The applicant notes in their application that the property is across the street from the Memorial Outpatient Surgery Center, which is located within the Central Business District overlay. As the City of Gulfport's definition for a clinic use would not allow for in-patient care or rooms for major surgery, the associated use would be a clinic for the Memorial Outpatient Surgery Center. From staff's review of the nearby area, the subject site is located just outside the Central Business District overlay which would wave parking requirements if the site was within the overlay. However, as the property is currently outside the overlay it is required by the current parking ordinance to accommodate the parking for the proposed hospital/sanitarium use. Despite this being a separate, and more intensive use, the literal interpretations of the ordinance would deprive the applicant of rights commonly enjoyed by properties in the same district.
- (e) The applicant states "this property is surrounded by similar like business and across the business district which allows for on street parking, we are seeking approval so we would be able to open business operations like businesses around this property." While there are

# Technical Report

## VARIANCE

a fair amount of residential homes nearby, there are also various commercial uses nearby such as a medical clinic, restaurants, a gas station, and a bank, most of these commercial uses are within the Central Business District overlay which waives the parking requirements for those commercial uses. Approval of the variance would not confer any special privileges that others in the same district may be denied by this ordinance.

- (f) This property is zoned T4+, and a hospital/sanitarium use requires Planning Commission Approval.

### ***EXECUTIVE SUMMARY***

The applicant is seeking approval for 19 regular parking spaces where the parking ordinance requires 32 regular parking spaces for the proposed hospital/sanitarium with 16 beds. The parking ordinance requires 2 spaces per bed for a hospital/sanitarium use. The locations previous use was a medical clinic for Memorial with on site parking to accommodate the medical clinic use. The applicant purchased the property and is wishing to open a hospital/sanitarium which would allow for inpatient care, unlike the medical clinic use. Since this is a change of use which has a different parking requirement than the previous clinic use, the site is required to update the available parking to accommodate the new commercial use. The applicant notes that due to the size of the property they cannot provide the number of regular parking space required to accommodate the proposed 16 bed hospital/sanitarium. As the parking was existing upon the applicant purchasing it, the hardship does not result from their action but from the physical characteristics of the property. Upon review of the subject site, as noted with the provided site plan, the site does not have enough space for additional on-site parking. Looking in the nearby area, there are nearby businesses, such as the Memorial Outpatient Surgery Center, that are within the Central Business District overlay which waves the parking requirements for the locations within the overlay. Outside of approving the variance for the number of regular parking spaces, three primary options for remedying the issue would be thorough either an amendment to the parking ordinance, lowering the number of required regular parking for the hospital/sanitarium use, an amendment extending the Central Business District overlay over the subject property, or decreasing the number of beds for the proposed use.

Any approval should consider these conditions:

1. Approval would allow for 19 regular parking spaces where 32 are required.
2. Handicap parking spaces must meet ADA standards. Provide an accessible ramp and path from the spaces to the main entrance.
3. Protected trees on property are to be preserved and protected.

### ***DEPARTMENTAL CONDITIONS***

#### **Engineering:**

Handicap parking spaces must meet ADA standards. Provide an accessible ramp and path from the spaces to the main entrance.  
Memo dated 5/1/25.

#### **Public Works:**

No comment as of 5/5/25.

#### **Traffic and Safety:**

No comment as of 5/5/25.

# Technical Report

## VARIANCE

**Building Code Services:** No conditions. Memo dated 4/24/25.

**GIS:** No conditions. Memo dated 5/1/25.

**Police Department:** No comment as of 5/5/25.

**Fire Department:** No conditions. Memo dated 4/25/25.

**City Arborist:** Protected trees on property are to be preserved and protected.  
Memo dated 4/24/25.

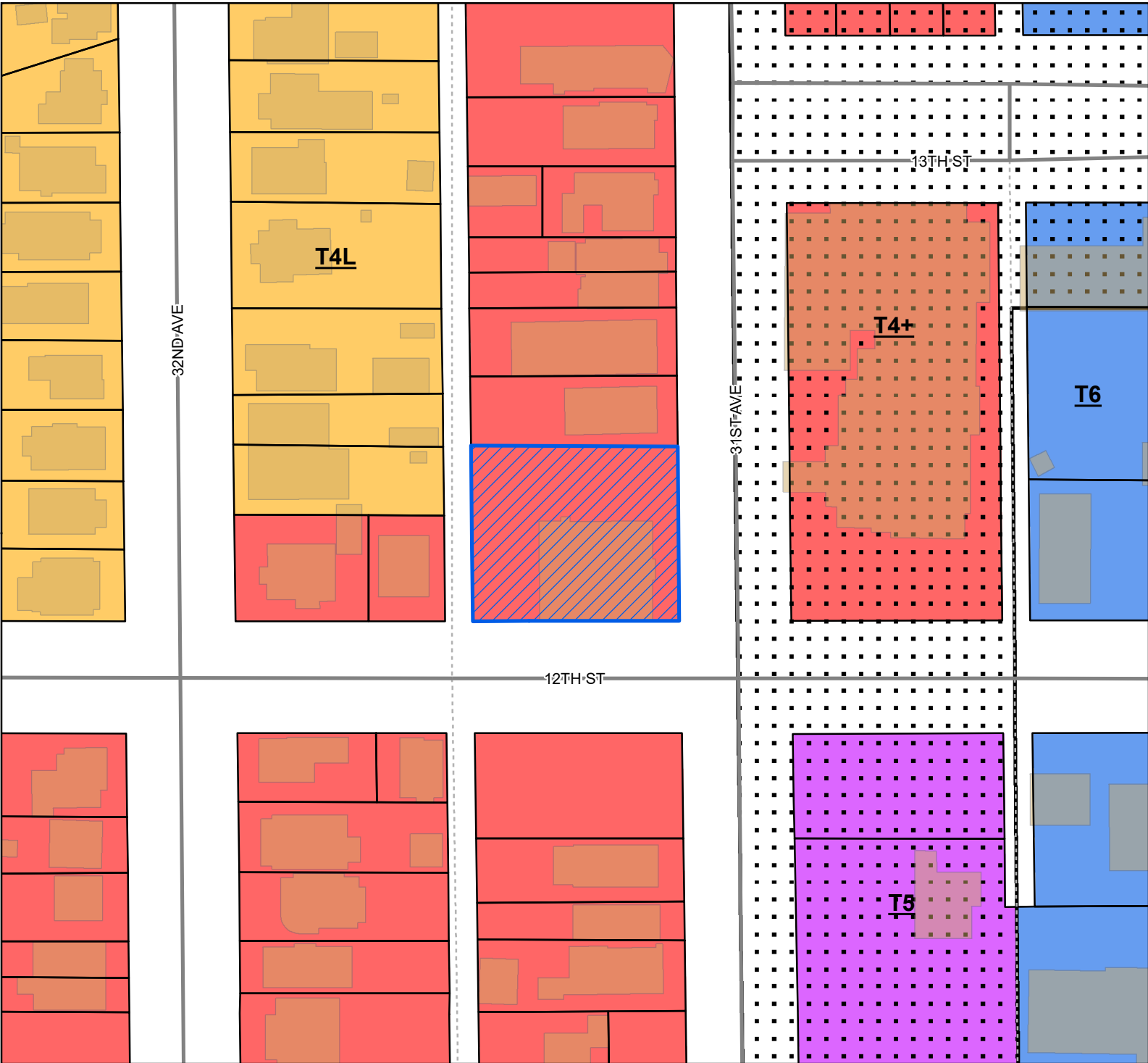
**Leisure Services:** No conditions. Memo dated 5/1/25.

### ***DIRECTOR APPROVAL***

This report has been reviewed and approved by:



\_\_\_\_\_  
Greg Holmes  
Director of Urban Development Department



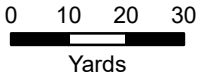
- Site
- Street
- Alley
- Parcels
- Buildings
- City Limit

**Smart Code**

- T6
- T5
- T4+
- T4L

**Site Information**

0811L-04-115.000  
 Zoning: T4+ (General Urban Zone "Plus")  
 Size: 18660.89 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:**

RIA PROPERTIES AZ LLC (RAMIRO RODRIGUEZ)

Printed Name of Owner

80 MARAIS RIDGE

Mailing Address

HATTESBURG MS 39402

City

State

Zip Code

(928) 210-2085

Home Phone

Work/Cell Phone

ramiro\_rodriguez@hotmail.com

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)

RAMIRO RODRIGUEZ

Address (Street, City, State, Zip Code)

80 MARAIS RIDGE HATTESBURG, MS 39402

Phone (Home)

(Work)

(Cell)

(928) 210-2085

Tax Parcel Number(s) Owned:

08116704-115.000

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, Ramiro Rombuez being property owner or agent of the property 0811L-04-115.000  
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

[Signature]  
SIGNATURE

3/27/25  
DATE

## STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 27<sup>th</sup> day of MARCH, 2025

[Signature]  
NOTARY PUBLIC



10/10/2028  
COMMISSION EXPIRATION

# VARIANCE SUBMISSIONS ANSWERS

- ① We have a PreExisting Building that CANNOT ACCOMMODATE THE Required PARKING, due to the building FOOTPRINT.
- ② PROPERTY WAS PURCHASED AS IS & IN PREVIOUS YEARS THIS PROPERTY HAS BEEN USED FOR MEDICAL & CLOSE TO THE DOWNTOWN WITH STREET PARKING BEING AVAILABLE.
- ③ WITH THE PROPERTY BEING PREEXISTING ALONG WITH THE AVAILABLE PARKING, THE NEW PARKING REQUIREMENTS ARE NOT BEING ABLE TO BE MET. WE CURRENTLY HAVE (21) PARKING SPACES WITH 2 OF THOSE BEING HANDICAPPED, AND THE REQUIREMENT FOR CODE IS 32 parking spaces. We currently do not have any more space in the property to add additional parking.
- ④ Property is close to downtown where off street PARKING IS ALLOWED which is right across the street. Additionally there are similar like businesses, church & other commercial use properties.
- ⑤ THIS PROPERTY IS SURROUNDED BY SIMILAR LIKE BUSINESS AND ACROSS THE STREET FROM THE BUSINESS DISTRICT WHICH ALLOWS ON STREET PARKING, WE SEEK APPROVAL SO WE ARE ABLE TO OPEN BUSINESS OPERATIONS LIKE BUSINESSES AROUND THIS PROPERTY.
- ⑥ THIS PROPERTY WILL BE USE FOR SANATORIUM REQUIRING (32) parking spaces & we currently only have (21) with (2) being handicapped. THAT IS WHY WE ARE RESPECTFULLY REQUESTING THIS PARKING VARIANCE

## Ramiro Rodriguez

80 Marais Ridge  
Hattiesburg, MS 39402  
(928)210-2085

City of Gulfport (Planning & Zoning Commission)  
1410 24th Ave #206,  
Gulfport, MS 39501

March 25, 2024

To Whom it May Concern,

My name is Ramiro Rodriguez. I am respectfully seeking your approval for a "Parking Lot" variance in one of our properties located at 1201 31<sup>st</sup> Ave Gulfport, MS 39501 (Parcel: 0811L-04-115.000). We have a hardship on parking requirements because of the limitations of how the property is set up. We intend to use the property as an extension of **Mississippi Drug and Alcohol Treatment Center** currently located in Biloxi, MS. Under this use, the property will host 16 beds, and the City of Gulfport currently requires 2 parking spaces per bed for a total of 32 parking spaces. Our property currently holds 21 parking spaces with 2 of those currently being handicapped. It is important to note we are not expecting patients to leave their cars parked at this facility since patients are expected to check in for several days/weeks at a time. Parking will be mostly used by doctors, nurses and staff. This property is also directly located across the Memorial Outpatient Surgery Center and is currently being used for Medical services conducted by Memorial Hospital. Additionally, property is across the street from the overlay district, which requires no parking requirements.

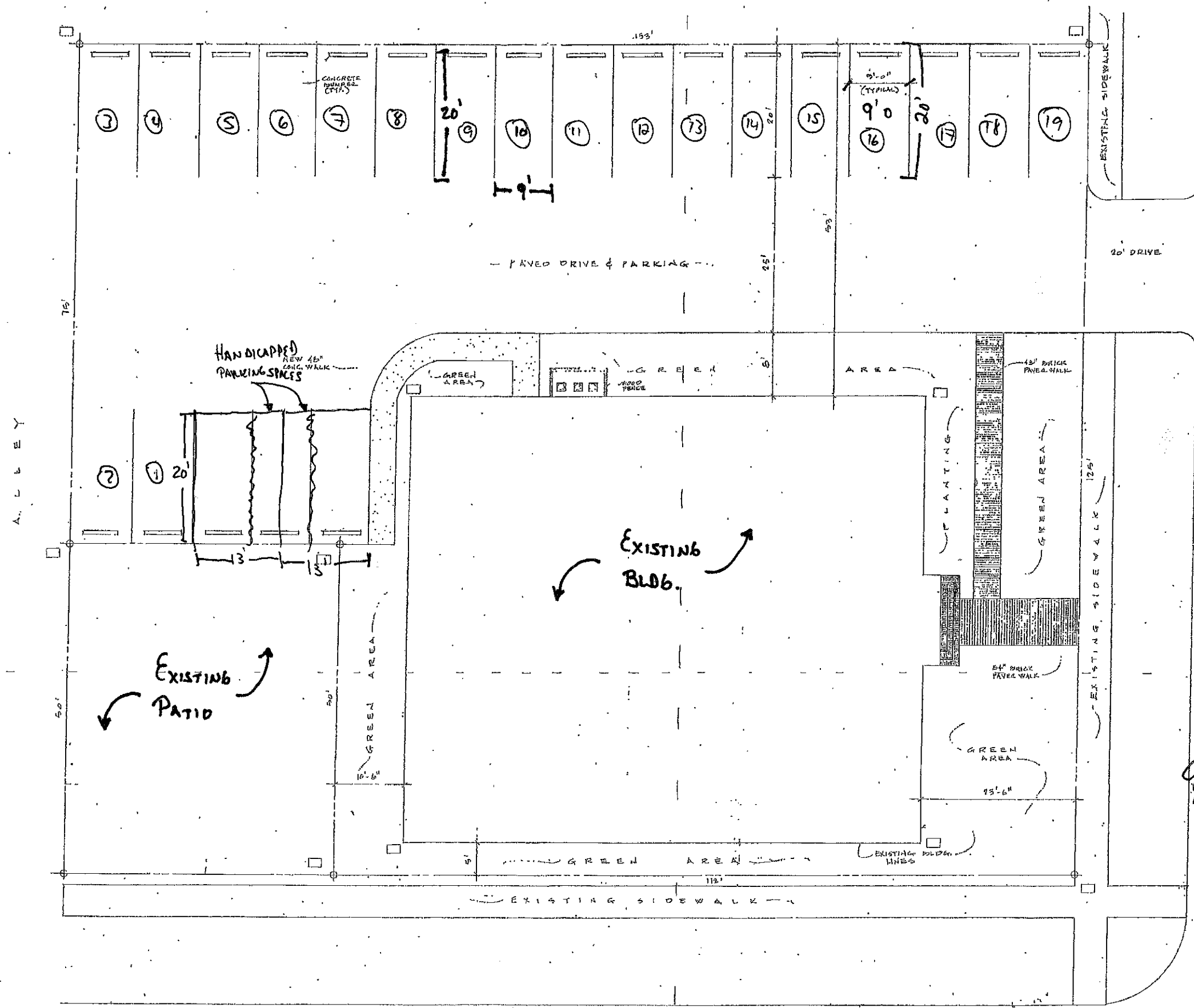
We are committed to continuing meeting general compatibility with adjacent properties with no additional exterior lighting affecting glare, traffic, safety, and/or causing a negative effect whatsoever in our community.

We are excited for your consideration of our application for approval of the requested parking variance.

Thank you for your consideration!



**Ramiro Rodriguez**  
President  
RIA Propertiez AZ LLC



31st Avenue  
31st Avenue



*Handwritten signature*

4/1/25

12th Street  
12th Street

APPROVED FOR THE CITY OF DENVER  
DATE: 4/1/25  
BY: [Signature]



# Michael Watson

## SECRETARY OF STATE

This is not an official certificate of good standing.

### Name History

Name	Name Type
RIA Propertiez AZ LLC	Legal

### Business Information

<b>Business Type:</b>	Limited Liability Company
<b>Business ID:</b>	1409025
<b>Status:</b>	Good Standing
<b>Effective Date:</b>	08/30/2023
<b>State of Incorporation:</b>	AZ
<b>Principal Office Address:</b>	80 Marais Ridge Hattiesburg, MS 39402

### Registered Agent

Name
Ramiro Rodriguez 80 Marais Ridge Hattiesburg, MS 39402

### Officers & Directors

Name	Title
Ramiro Rodriguez 80 Marais Ridge Hattiesburg, MS 39402	Member



SCANNED



*[Signature]* 1st JUDICIAL DISTRICT  
Instrument 2023-0009214-D-J1  
Filed/Recorded 05/22/2023 8:50:01 AM  
Total Fees 26.00  
2 Pages Recorded

PREPARED BY and RETURN TO:  
David A. Wheeler, Esquire  
Wheeler & Wheeler, PLLC  
P.O. Box 264  
Biloxi, MS 39533  
(228) 374-6720  
MSB 7126

INDEXING:  
Exempt

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, UNDERSEA OPERATIONS, LLC, a Mississippi limited liability company, 9492 Belle La Vie, Biloxi, MS 39532 (228) 265-8200, *GRANTOR*, does hereby GRANT, SELL, BARGAIN, CONVEY and WARRANT to **RIA PROPERTIEZ AZ, LLC**, an Arizona limited liability company, 614 Crescent Lane, Madera, CA 93636 (559) 660-2873, *GRANTEE*, all right, title and interest in and to the following described real property, together with all improvements situated thereon, lying and being situated in the First Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit:

Lots 18, 19, 20, 21, and 22, Block 194 of Original Gulfport, a subdivision according to the map or plat thereof which is recorded in Plat Book 11, Page 9 (Copy Book 4A, Page 368), of the Office of the Chancery Clerk of Harrison County, Mississippi.

The Grantor herein intends, and by its execution of this instrument does, transfer unto Grantee all right, title and interest it presently has in and to the above described property, subject to all restrictions, easements and rights of way of record.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Grantor agrees to pay said Grantee or its assigns any deficit on actual proration. This conveyance and Grantor's warranty of title is subject to: (a) all restrictions of record, (b) all easements and rights of way of record; (c) prior reservations of oil, gas and mineral rights; (d) current year taxes, if any; and (e) all matters which would be revealed by an accurate inspection and/or survey of the subject property.

THIS the 16<sup>th</sup> day of May, 2023.

UNDERSEA OPERATIONS, LLC - Owner

By :   
\_\_\_\_\_  
Gregory Meekin, Manager

STATE OF MISSISSIPPI  
COUNTY OF HARRISON Jackson

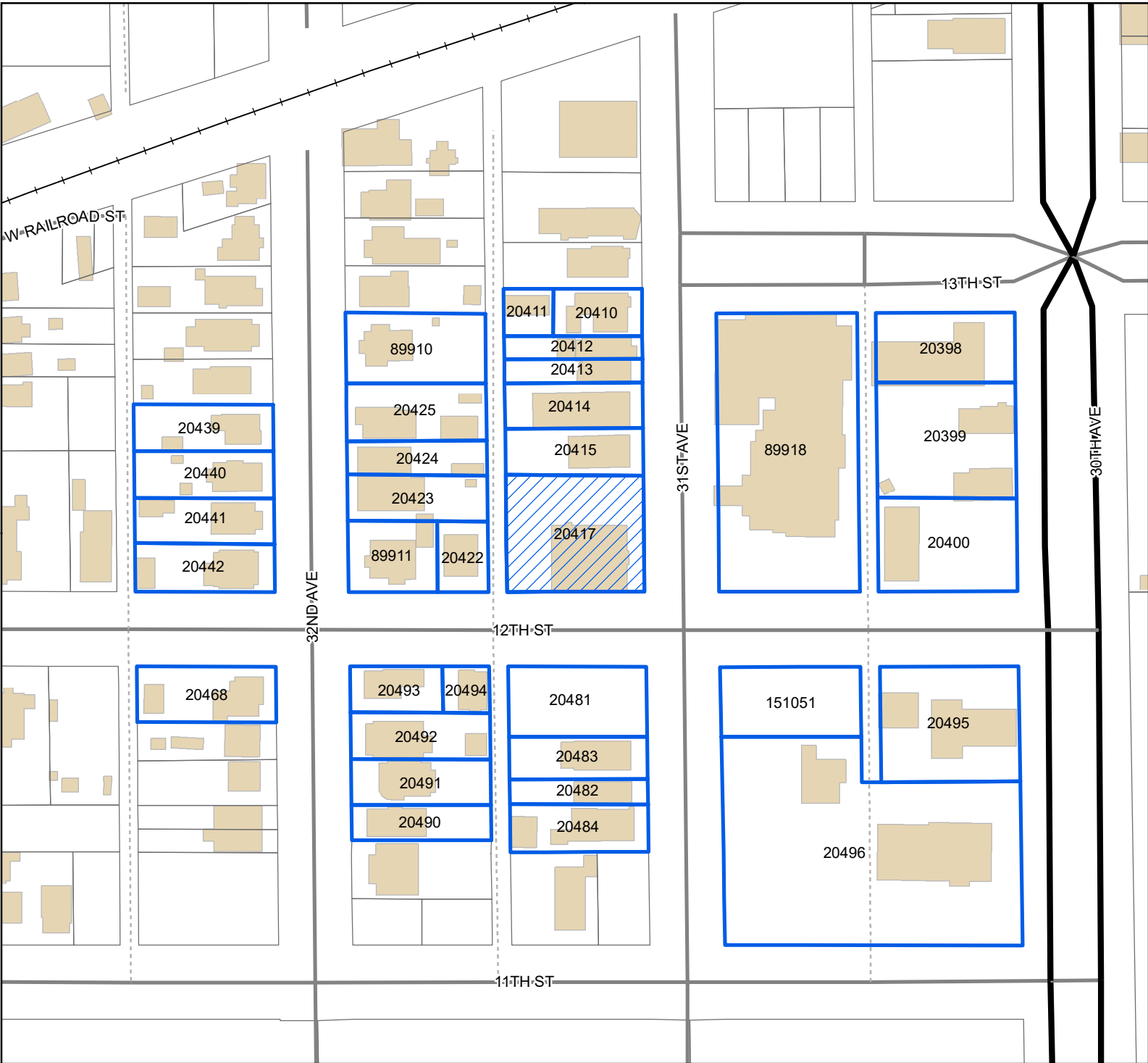
Personally appeared before me, the undersigned authority in and for the said County and State, on this 16<sup>th</sup> day of May, 2023, within my jurisdiction, the within named ~~MICHA~~-GREGORY MEEKIN, who acknowledged that he is the Manager of UNDERSEA OPERATIONS, LLC, a Mississippi limited liability company, and that for and on behalf of the said limited liability company, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

  
\_\_\_\_\_  
NOTARY PUBLIC







My Commission Expires: 11/29/2024

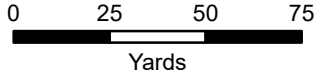


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0811I-04-115.000	RIA PROPERTIEZ AZ LLC (OWNER)	80 MARAIS RIDGE	HATTIESBURG	MS	39402
			<b>Adjacent Property Owners (2505ZB055)</b>				
	89910	0811L-04-107.000	HODA MICHAEL LEON	1220 32ND AVE	GULFPORT	MS	39501
	20411	0811L-04-120.001	LAWLER BILL	11621 KATIE DRIVE	PASS CHRISTIAN	MS	39571
	20414	0811L-04-117.000	ELRHOUAOUI LLC	7302 S SHELBY LN	BROKEN ARROW	OK	74014
	20439	0811L-04-097.000	DAMLOUJI MARK S	1213 32ND AVE	GULFPORT	MS	39501
	20415	0811L-04-117.001	BRIGHT HOWARD T JR & BRENDA J	1213 31ST AVE	GULFPORT	MS	39501
	89918	0811L-04-128.000	SSC REALTY INVESTMENTS LLC	3017 13TH ST	GULFPORT	MS	39501
	89911	0811L-04-112.000	ACHURY MICHAEL	3120 12TH ST	GULFPORT	MS	39501
	20422	0811L-04-113.000	HENDERSON KENT & TIFFANY	1212 32ND AVE	GULFPORT	MS	39501
	20492	0811L-03-023.000	CENTENO FAYE	1116 32ND AVE	GULFPORT	MS	39501
	20491	0811L-03-022.001	MADARY MARK A	11 BRITTANY PL	ARABI	LA	70032
	20493	0811L-03-025.000	ALLRED LINDA C	132 LAKEVIEW RD	BRANDON	MS	39047
	20494	0811L-03-024.000	ERICKSON JOHN TODD & ETAL	262 VALLETTE ST	NEW ORLEANS	LA	70114
N	20481	0811L-03-013.000	SSC REALTY INVESTMENTS LLC	3017 13TH ST	GULFPORT	MS	39501
	20423	0811L-04-111.000	MATTOX CAROLE L	1206 32ND AVE	GULFPORT	MS	39501
	20484	0811L-03-016.000	GEARHEART TIMOTHY M	1111 31ST AVE	GULFPORT	MS	39501
	20413	0811L-04-118.000	CAMERON CHARLES DREW & SUSAN J	108 MCCAUGHAN AVE	LONG BEACH	MS	39560
N	20425	0811L-04-109.000	HENDERSON KENT W	1212 32ND AVE	GULFPORT	MS	39501
	20482	0811L-03-015.000	VANCE LANA R	1113 31ST AVE	GULFPORT	MS	39501
	20398	0811L-04-133.000	O'NEAL/STROO PROPERTIES LLC	21 TREASURE PT	HATTIESBURG	MS	39402
	20412	0811L-04-119.000	MELINDA KATHLEEN STECK REV -TRUST-	602 LOUIS DR	HOUMA	LA	70364
	20399	0811L-04-132.000	WUA 30TH AVENUE LLC	1209 30TH AVE	GULFPORT	MS	39502
	20400	0811L-04-131.000	ON PHU & DOAN GIAU	9495 PRINGLE AVE		MS	39540
	20441	0811L-04-095.000	MARTIN SASHA-MARIA	1205 32ND AVE	GULFPORT	MS	39501
	20442	0811L-04-094.000	HAWK LINDA MADDEN & THOMAS EUGENE	217 ROBINSON SPRINGS RD	FLORA	MS	39071
	20410	0811L-04-120.000	BPF LLC	P O BOX 1326	GULFPORT	MS	39502
	20424	0811L-04-110.000	POLK VANESSA	1210 32ND ST	GULFPORT	MS	39501
	20496	0811L-03-002.000	PEOPLES BANK	P O DRAWER 529	BILOXI	MS	39533
	20483	0811L-03-014.000	FRIZZELL BRADLEY GENE	303 ARNOULD BLVD	LAFAYETTE	LA	70506
	20495	0811L-03-001.000	SOUTHERN OIL COMPANY INC	6933 US HWY 49	HATTIESBURG	MS	39402
	20468	0811L-03-026.000	COLA GORDON WAYNE	1123 32ND AVE	GULFPORT	MS	39501
	20490	0811L-03-022.000	GULF COAST RENTAL PROPERTIES LLC	164 BALMORAL AVE	BILOXI	MS	39531
	20417	0811L-04-115.000	RIA PROPERTIEZ AZ LLC	614 CRESCENT LANE	MADERA	CA	93636
	20440	0811L-04-096.000	MAILEY ZACHARY LYLE	1209 32ND AVE	GULFPORT	MS	39501
	151051	0811L-03-002.001	ANCILLARY CAPITAL LLC	630-D WASHINGTON AVE STE 3	OCEAN SPRINGS	MS	39564



Legend

-  Site
-  US or State Highway
-  Street
-  Alley
-  Railroad
-  Buildings



1 inch = 150 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	656558	Print Legal Ad-IPL02294830 - IPL0229483	ZB / May 15	1	83 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, May 15, 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 2505ZB049**, by owner Veloping Investments LLC, seeking approval for 9 regular parking spaces where 15 are required, Tax Parcel 0910L-02-018.000, 612 35th Street, Zoned B-2 (General Business), Ward 3

**Variance 2505ZB050**, by owner Veloping Investments LLC, seeking approval for parking that backs out into the right-of-way, Tax Parcel 0910L-02-018.000, 612 35th Street, Zoned B-2 (General Business), Ward 3

**Variance 2505ZB055**, by owner Ria Propertiez AZ, LLC, seeking approval for 19 regular parking spaces where 32 are required, Tax Parcel 0811L-04-115.000, 1201 31st Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

**Special Exception 2505SE059**, by agent Marnie Adams, seeking approval for a liquor store use, Tax Parcel 0810N-04-037.000, 2905 25th Ave Suite A, Zoned B-2 (General Business), Ward 3

**Variance 2505ZB062**, by agent John H Ruble, seeking approval for a 15-foot front yard setback where 25 feet is required, Tax Parcel 1010B-03-001.002, John Evans Road, Zoned R-2 (Single-Family), Ward 5

**Variance 2505ZB063**, by agent Suzanne Stafford, seeking approval for 5 regular parking spaces where 8 is required, Tax Parcel 0808N-01-007.000, 15053 Dedeaux Road, Zoned B-2(General Business), Ward 4

**Variance 2505ZB064**, by agent Suzanne Stafford, seeking approval for parking that backs out into the right-of-way, Tax Parcel 0808N-01-007.000, 15053 Dedeaux Road, Zoned B-2(General Business), Ward 4

**Variance 2506ZB068**, by owner Gabrielle Vincent, seeking approval for a 17-foot second frontage setback where 25 feet is required, Tax Parcel 0911F-01-005.001, 1537 Midway Avenue, Zoned R-1-7.5, Ward 2

This 30th day of April 2025  
 A. Leslie North, Chairman  
 City of Gulfport Zoning Board of Adjustment and Appeals  
 IPL0229483  
 Apr 30 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:  
 04/30/25

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.

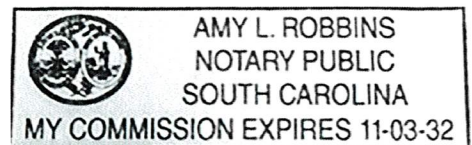
*Mary Castro*

Sworn to and subscribed before me this 6th day of May 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 24<sup>TH</sup> AVENUE  
228.868.5710 | [PLANNERS@GULFPORT-MS.GOV](mailto:PLANNERS@GULFPORT-MS.GOV)

## ZONING BOARD OF ADJUSTMENT AND APPEALS

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**Hearing Date: Thursday, May 15, 2025**

**Special Exception 2505SE059: Special Exception 2505SE059, by agent Marnie Adams, seeking approval for a liquor store use, Tax Parcel 0810N-04-037.000, 2905 25th Ave Suite A, Zoned B-2 (General Business), Ward 3**

# Technical Report

## *SPECIAL EXCEPTION*

### ***GENERAL INFORMATION***

Case File Number: 2505SE059

Hearing Date: Zoning Board May 15, 2025  
Planning Commission May 22, 2025

Current Zoning/Use: B-2 / Commercial Structure

Legal: Special Exception 2505SE059, by agent Marnie Adams, seeking approval for a liquor store use, Tax Parcel 0810N-04-037.000, 2905 25th Ave Suite A, Zoned B-2 (General Business), Ward 3

### ***TECHNICAL DETAILS***

The applicant requests special exception to establish a liquor store located at 2905 25<sup>th</sup> Ave. Suite A, zoned B-2 (General Business). Ordinance 3158 approved on August 3, 2022, eliminated the distance requirements required in the chart of permitted uses for these establishments, however the proposed liquor store is still required to go through Special Exception. The applicant has provided an affidavit that the state requires, that lets us know that the applicant is compliant with Mississippi Code 67-1-51. According to Mississippi Code 67-1-51 section (3) (a), " Except as otherwise provided in this subsection, no authority shall be granted to any person to manufacture, sell or store for sale any intoxicating liquor as specified in this article within four hundred (400) feet of any church, school (excluding any community college, junior college, college or university), kindergarten or funeral home. However, within an area zoned commercial or business, such minimum distance shall be not less than one hundred (100) feet." The closest church, Breaking the Barrier Ministries, being approximately 260 feet away from the subject site. The applicant claims that the business is compatible with the adjacent properties. Upon staff review of the surrounding area, the area is a commercial zone. Commercial businesses that are active nearby include Advanced Auto Parts, Dodges, Circle K, Mr. 2000 used car lot, and Performance Paint & Body.

### ***EXECUTIVE SUMMARY***

The applicant is seeking approval for a liquor store in a B-1 zoning district. The applicant states that Suite A is the final vacant commercial unit of six within the long-established strip mall located at 2905 25<sup>th</sup> Ave. Upon site visit, there is currently Up-N-Smoke (vape shop) located in Suite B, Metro by T-Mobile located at Suite C, Music Now located in Suite D, Pink Nails located in Suite E, and Beauty by Lashonda located in Suite F. The applicant cites that ingress and egress for vehicles and pedestrians will utilize the current, established entrances and exits serving the entire strip mall. The applicant says that there are no issues with utilities, access, or parking with the proposed site and use. The City of Gulfport's off-street parking ordinances require 1 parking space per 300 square feet of gross-floor area. The strip mall building is approximately 8,477 square feet and has 28 parking spaces including one van accessible handicap parking space. Even though the use may be in harmony with the nearby businesses, the

# Technical Report

## *SPECIAL EXCEPTION*

current zoning district would require approval from both the Zoning Board and Planning Commission before a business license could be issued.

Any approval should consider these conditions:

1. Liquor store use approval requires both the Zoning Board and Planning Commission.
2. Must comply with all Building Codes and City of Gulfport Ordinances.

### ***DEPARTMENTAL CONDITIONS***

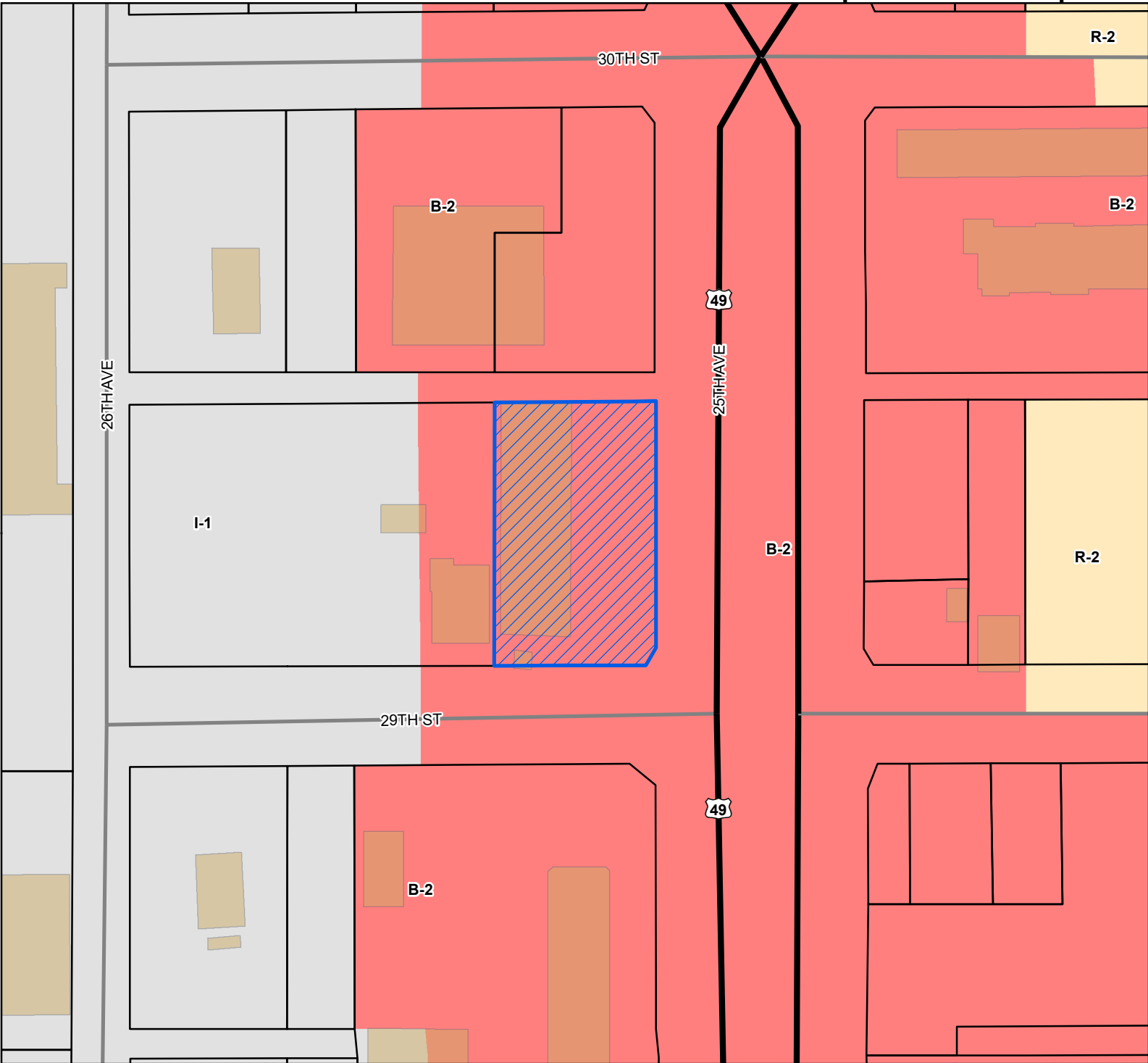
<b><u>Engineering:</u></b>	No conditions. Memo dated 5/1/2025.
<b><u>Public Works:</u></b>	No comment as of 5/2/2025.
<b><u>Traffic and Safety:</u></b>	No comment as of 5/2/2025.
<b><u>Building Code Services:</u></b>	Conditions. Must comply with all Building Codes and City of Gulfport Ordinances. Memo dated 4/24/2025.
<b><u>GIS:</u></b>	No conditions. Memo dated 5/1/2025.
<b><u>Police Department:</u></b>	No comment as of 5/2/2025.
<b><u>Fire Department:</u></b>	No conditions. Memo dated 4/25/2025.
<b><u>City Arborist:</u></b>	No conditions. Memo dated 4/24/2025.

### ***DIRECTOR APPROVAL***

This report has been reviewed and approved by:

---

Greg Holmes  
Director of Urban Development Department

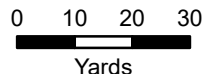


- Site
- US or State Highway
- Street
- Parcels
- Buildings
- City Limit

**Zoning**

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

**Site Information**  
 0810N-04-037.000  
 Zoning: B-2 (General Business)  
 Size: 21930.82 sqft  
 Flood: X



1 inch = 100 feet



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**OWNER:**  
**Qua V. Nguyen**

Printed Name of Owner  
Qua V. N.

Mailing Address  
14708 Disauke Ave

City Biloxi State MS Zip Code 39532  
**228-326-0455**

Home Phone \_\_\_\_\_ Work/Cell Phone \_\_\_\_\_

Email  
[Signature]

Signature of Owner

**AGENT:**  
**Marnie Adams**

Printed Name of Agent  
**233 S Lang Ave**

Mailing Address  
**Long Beach MS 39560**

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
**253-732-2970**

Home Phone \_\_\_\_\_ Work/Cell Phone \_\_\_\_\_

**marnie@piratesliquors.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) Thuy-K Hue

Address (Street, City, State, Zip Code) 14708 DISAUIKE AVE Biloxi MS 39532

Phone (Home) \_\_\_\_\_ (Work) \_\_\_\_\_ (Cell) \_\_\_\_\_

Tax Parcel Number(s) Owned: \_\_\_\_\_

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: \_\_\_\_\_

**AFFIDAVIT OF NO VIOLATIONS OF RESTRICTIVE OR PROTECTIVE COVENANTS**

**STATE OF MISSISSIPPI, COUNTY OF HARRISON**

BEFORE ME, the undersigned authority, personally appeared **Marnie Adams**, residing at **233 S. Lang Ave., Long Beach, Mississippi 39560**, who, being by me first duly sworn, deposes and states upon personal knowledge or upon information and belief after due diligence, as follows:

1. My name is **Marnie Adams**, and I am over the age of eighteen (18) years and competent to make this affidavit.
2. I am the applicant seeking necessary permits and approvals for the operation of a package liquor store at the location commonly known as **2905 25th Ave., Suite A, Gulfport, Mississippi 39501** (hereinafter referred to as the "Premises").
3. I have familiarized myself, or have caused appropriate due diligence to be conducted, regarding the applicable locational requirements, restrictions, policies, and laws set forth by the Mississippi Alcohol Beverage Control (ABC), as codified in Mississippi statutes and promulgated regulations, pertaining to the siting of retail package liquor stores. This includes, but is not limited to, requirements concerning proximity to schools, churches, funeral homes, kindergartens, or other locations specified by Mississippi law or ABC regulations.
4. Based upon said review and due diligence, I affirm that the proposed location of the package liquor store at the Premises is in full compliance with all current Mississippi Alcohol Beverage Control locational laws, policies, and restrictions applicable to such establishments.
5. To the best of my knowledge, information, and belief, after said diligent inquiry, the establishment and operation of a package liquor store at the Premises is not in violation of any applicable restrictive or protective covenants, deed restrictions, binding site plan conditions, zoning ordinances, or other legally binding agreements pertaining to the allowable use of the property located at **2905 25th Ave., Suite A, Gulfport, Mississippi 39501**.
6. I understand that this affidavit is being submitted to authorities in support of the application related to the Premises and that they will rely upon the truthfulness of the statements contained herein.
7. I declare under penalty of perjury under the laws of the State of Mississippi that the foregoing is true and correct.

*S: Miss code 67-1-51 we are compliant with this code.*

Marnie Adams, Affiant

DATED this 1 day of April, 2021

*[Handwritten signature of Marnie Adams]*

Signature, Marnie Adams

**ACKNOWLEDGEMENT / NOTARY JURAT**

SWORN TO AND SUBSCRIBED before me, the undersigned Notary Public, on this 1st day of April, 2021 by Marnie Adams.

*[Handwritten signature of Samuel Sweeting]*

Signature, Notary

Notary Public

Printed Name: Samuel Sweeting

My Commission Expires: 05/22/2027

SEAL:





**DESIGNATION OF AGENT**

I, Qua V. Nguyen being property owner of Parcel 0810N-04-037.000  
PRINT NAME PRIMARY ADDRESS OR PARCEL  
which is the subject of this application hereby authorize Marnie Adams 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

4/1/2025  
DATE

**STATE OF MISSISSIPPI | COUNTY OF HARRISON**

Given under my hand and seal of office this the 1st day of April, 2025

[Signature]  
NOTARY PUBLIC

05/22/2027  
COMMISSION EXPIRATION





# COVENANT AFFIDAVIT

I, Qua V. Nguyen being property owner or agent of the property Parcel 0810N-04-037.000  
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

[Signature]  
SIGNATURE

4/1/2025  
DATE

## STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 1st day of April, 20 25

[Signature]  
NOTARY PUBLIC

05/22/2027  
COMMISSION EXPIRATION



## Statement to the Zoning Board

This statement supports our request for a special exception related to occupying the final vacant commercial unit of six within the long-established strip mall located at 2905 25th Ave, Suite A, Gulfport, MS 39501. As we are moving into a pre-existing space within a fully operational center, our tenancy relies entirely on the existing, approved site infrastructure. Ingress and egress for vehicles and pedestrians will utilize the current, established entrances and exits serving the entire mall, ensuring continuity in safety, traffic flow, and emergency access. Off-street parking and loading will occur within the existing shared parking lot and designated areas already serving the approximately five other businesses; consequently, no new adverse economic, noise, glare, or odor effects are anticipated beyond the established commercial character of the property. Refuse and service areas will be the shared facilities currently used by all mall tenants. Necessary utilities (water, sewer, electricity, etc.) are already present at the unit, ensuring compatibility and availability. Existing screening and buffering, required yards, and other open space are elements of the mall's original site plan and will remain unaltered by our tenancy. Any proposed signage will conform to the mall's existing sign criteria and relevant ordinances, designed for compatibility and safety, utilizing the mall's existing exterior lighting. Given that we are merely occupying the last vacant unit in a functioning, established commercial center alongside similar businesses, our use is inherently compatible with adjacent properties and the district. Therefore, granting this special exception is in harmony with the general purpose and intent of the Zoning Ordinance as it facilitates the full utilization of an existing commercial property as intended, without introducing new site impacts or altering the established character and function of the strip mall.

Suite A is 1100 Square Feet.

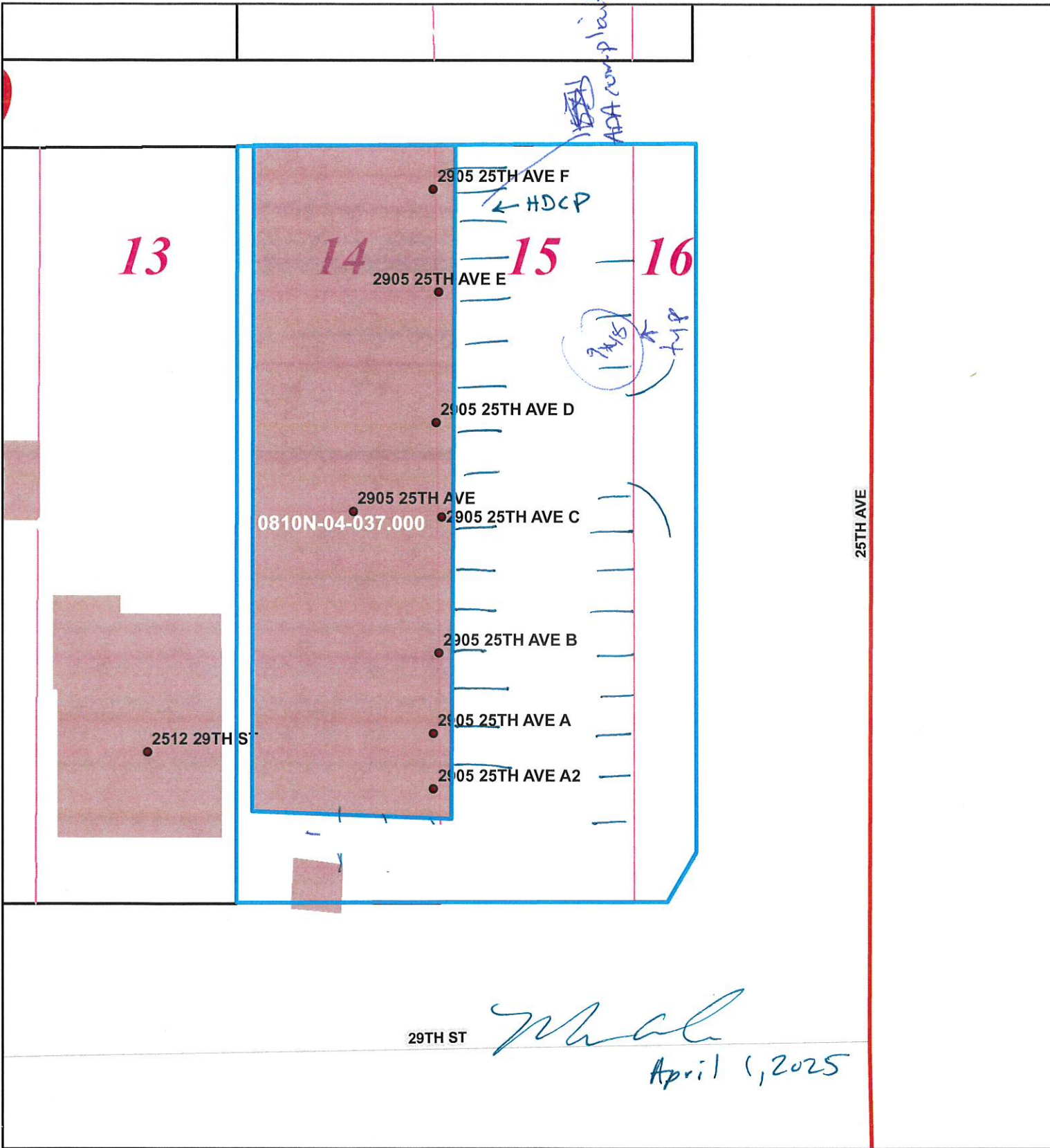
## **Statement to the Planning Commission**

This statement addresses the criteria for Planning Commission approval regarding the appropriateness of the location and site plan for our permitted use within the existing commercial strip mall located at 2905 25th Ave, Suite A, Gulfport, MS 39501. As our business will occupy the final vacant unit in this established center, we affirm the following:

- **Transportation and access:** The site utilizes existing, approved access points onto 25th Ave, 29th St & 30th St. Our tenancy will rely solely on this established ingress/egress and the existing internal circulation, proposing no changes to the current transportation infrastructure serving the mall.
- **Water supply and waste disposal:** The commercial unit is already served by, or has existing connections available for, the City of Gulfport's municipal water and sewer systems. Our use represents a standard commercial demand already anticipated for this developed property.
- **Fire, police protection and other public facilities:** The property is located within the established service districts of the Gulfport Fire Department and Police Department. Occupying this existing unit does not create any new demand on public facilities beyond the standard requirements for a small commercial tenant in this already operational mall.
- **Traffic and Harmony with District Development:** As we are filling a pre-existing commercial space within an established multi-tenant center with five other businesses, utilizing the existing shared parking and access points, our operation is not expected to cause undue traffic congestion or create a traffic hazard. The traffic generated will be consistent with the intended commercial use of the mall. Locating our permitted use within this final vacancy represents the completion of the intended commercial activity for this site and is fully in harmony with the orderly and appropriate development of this commercially zoned district in Gulfport.

Based on these factors, we believe the location and the existing site plan are appropriate for the proposed permitted use and request the Planning Commission's approval.

~~ADA~~  
ADA complaint



29TH ST

*Maal*

April 1, 2025


1 inch = 33 feet



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# Area Map

 Parcels

Printed 4/1/2025



SCANNED



1st Judicial District  
Instrument 2008 7443 D -J1  
Filed/Recorded 8 29 2008 9 39 A  
Total Fees 14.00  
2 Pages Recorded

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT

Indexing: Lots 14, 15 & pt. Lot 16, Blk. 9,  
STANDARD LAND ADD., 1ST JD,  
Harrison County, MS

QUITCLAIM DEED



For and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, I, BAO DUY NGUYEN, 15303 Camelot Drive, Biloxi, Mississippi, 39532, do hereby sell, convey and quitclaim unto THUY THU KHUU and QUA VAN NGUYEN, 14708 Dismukes Avenue, Biloxi, Mississippi, 39532, not as tenants in common, but as joint tenants with right of survivorship in either, the property situated and being in HARRISON County, State of MISSISSIPPI, described as follows, to wit:

Lots Fourteen (14), Fifteen (15), and part of Sixteen (16), Block Nine (9), STANDARD LAND ADDITION to the City of Gulfport, in accordance with 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.

ALSO DESCRIBED AS a parcel being situated in the Southwest 1/4 of the Southeast 1/4 of Section 33, Township 6 South, Range 11 West, City of Gulfport, Harrison County, Mississippi; beginning at the Northwest corner of Lot 14, Block 9 of Standard Land Company's Addition to Gulfport; thence North 89°46'45" East a distance of 115.4 feet to a point on the West margin of Highway 49; thence South 00°05'28" East along said West margin for a distance of 177.93 feet to a concrete monument; thence South 30°36'15" West a distance of 13.53 feet to a concrete monument on the North margin of 29<sup>th</sup> Street; thence South 89°29'50" West along said North margin for a distance of 108.34 feet to the West margin of Lot 14; thence North 00°10'44" West a distance of 190.09 feet to the point of beginning.

Ad valorem taxes have been prorated as of the date of this conveyance, and are assumed by the Grantees herein.

The above described property, nor any part thereof, is not and has never been the homestead of the Grantor.

This conveyance is subject to any and all restrictions, easements and reservations affecting said property of record in the office of the Chancery Clerk of HARRISON COUNTY, Mississippi..

WITNESS THE SIGNATURE of the undersigned on this the 25<sup>th</sup> day of August, 2008.

BAO DUY NGUYEN

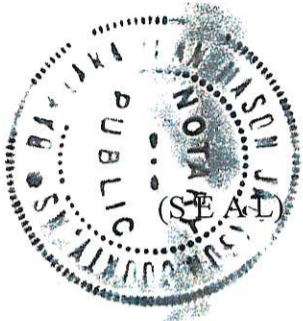
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STATE OF MISSISSIPPI  
COUNTY OF JACKSON

Personally came and appeared before me, the undersigned authority, in and for the above named County and State, the within named Bao Duy Nguyen, who acknowledged to me that he signed and delivered the above and foregoing instrument on the day and date therein mentioned.

GIVEN under my hand and seal of office on this the 25<sup>th</sup> day of August, 2008.



*Barbara Jean Mason*  
NOTARY PUBLIC

My Commission Expires:  
My Commission Expires Sept 9, 2010

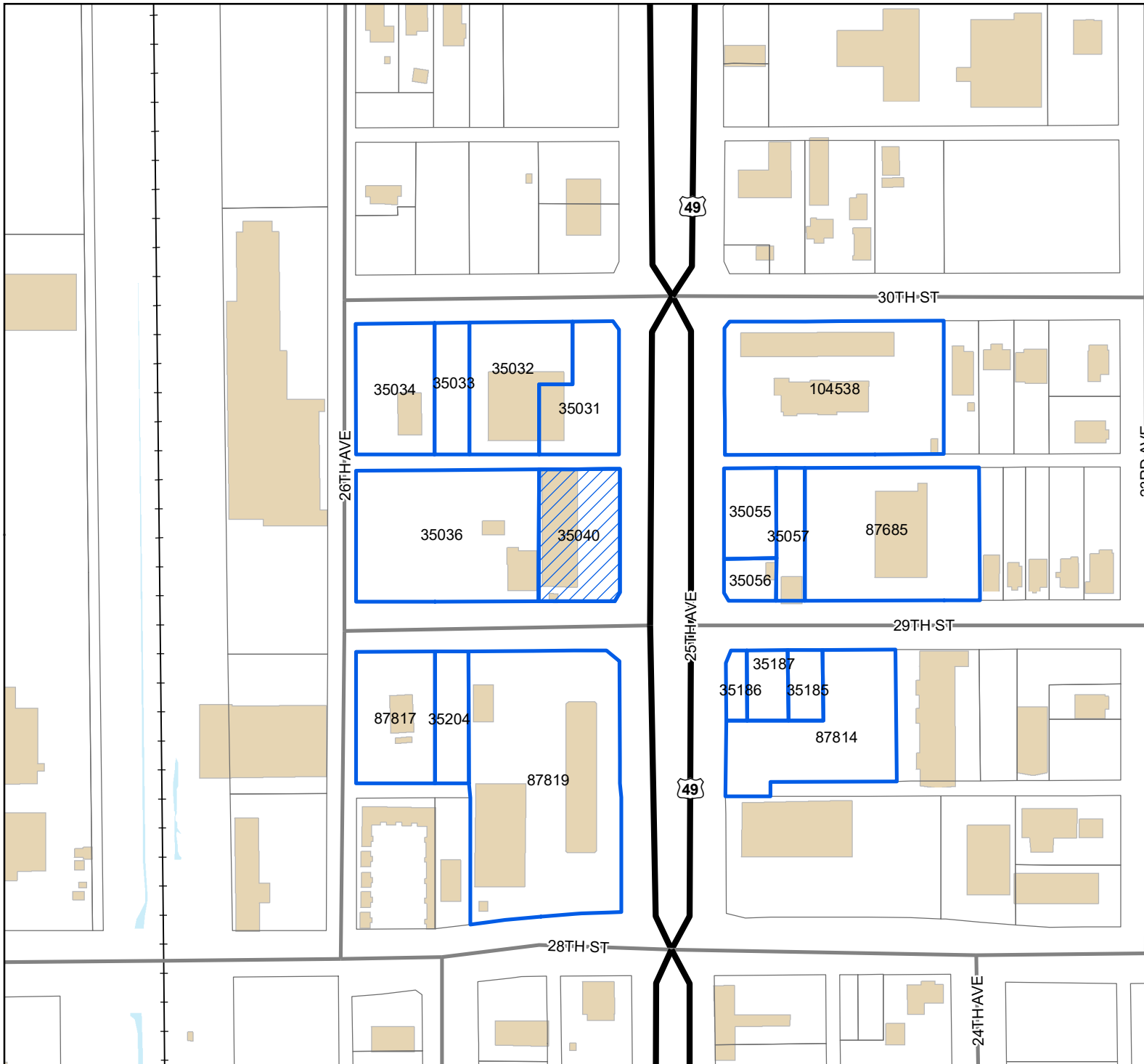
Grantor's Telephone Number: (228) 365-4810

Grantees' Telephone Number: (228) 326-0455

PREPARED BY:  
LUCKETT LAND TITLE, INC.  
918 Washington Avenue  
Ocean Springs, Mississippi 39564  
(228) 875-0176

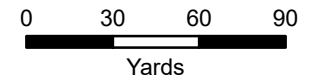
bjm

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0810N-04-037.000	QUA V. NGUYEN (OWNER)	14708 DISMUKES AVENUE	BILOXI	MS	39532
			MARNIE ADAMS (AGENT)	233 S LANG AVE	LONG BEACH	MS	39560
			<b>Adjacent Property Owners (2505SE059)</b>				
	35187	0810N-04-053.000	BLOSS GEORGE F JR -TRUSTEE	1702 CAHILL DR	GULFPORT	MS	39501
	35204	0810N-04-060.000	ACEVEDO HENRY	2810 26TH AVE	GULFPORT	MS	39501
104538		0810N-04-025.001	DODGE HENRY C III ETAL	P O DRAWER 1688	TUPELO	MS	4E+08
	87685	0810N-04-025.000	CHURCH OF GOD OF GULFPORT	2414 29TH ST	GULFPORT	MS	39501
	35057	0810N-04-041.000	GULFPORT CHURCH OF GOD	2412 29TH ST	GULFPORT	MS	39501
	35055	0810N-04-039.000	GIANT OIL COMPANY OF MISSISSIPPI	447 E MAIN STREET	TUPELO	MS	38804
	35056	0810N-04-040.000	2900 25TH AVENUE LLC	1600 25TH AVE	GULFPORT	MS	39501
	87814	0810N-04-051.000	PERFORMANCE PAINT & BODY LLC	2400 28TH STREET	GULFPORT	MS	39501
	35031	0810N-04-029.000	COLBY FAMILY LIVING TRUST THE	37133 S OCOTILLO CANYON	TUCSON	AZ	85739
	35033	0810N-04-031.000	WALLACE CARL L JR	P O BOX 2192	GULFPORT	MS	39505
N	35034	0810N-04-032.000	WALLACE CARL L JR	P O BOX 2192	GULFPORT	MS	39505
N	35185	0810N-04-052.000	BLOSS GEORGE F JR -TRUSTEE-	1702 CAHILL DR	GULFPORT	MS	39501
	35186	0810N-04-054.000	LIZANA PROPERTIES LLC	110 BRIARPATCH ROAD	GULFPORT	MS	39507
N	35032	0810N-04-030.000	COLBY FAMILY LIVING TRUST THE	37133 S OCOTILLO CANYON	TUCSON	AZ	85739
	35036	0810N-04-034.000	UHLER ROBERT E & KATHLEEN-TRUSTEES-	656 MONTCLIFF DR SOUTH	MOBILE	AL	36609
N	87817	0810N-04-061.000	ACEVEDO HENRY	2810 26TH AVE	GULFPORT	MS	39501
N	35040	0810N-04-037.000	KHUU THUY THU & NGUYEN QUA VAN	14708 DISMUKES AVENUE	BILOXI	MS	39532
N	87819	0810N-04-065.000	CBSM II LLC	C/O LEIGH ANNE SMITH	ROME	GA	30161

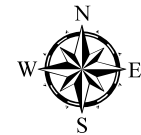


### Legend

- Site
- 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.



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 The Island Packet  
 The Kansas City Star  
 Lexington Herald-Leader  
 The Telegraph - Macon  
 Merced Sun-Star  
 Miami Herald  
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The Modesto Bee  
 The Sun News - Myrtle Beach  
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 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	656558	Print Legal Ad-IPL02294830 - IPL0229483	ZB / May 15	1	83 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, May 15, 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 2505ZB049**, by owner Veloping Investments LLC, seeking approval for 9 regular parking spaces where 15 are required, Tax Parcel 0910L-02-018.000, 612 35th Street, Zoned B-2 (General Business), Ward 3

**Variance 2505ZB050**, by owner Veloping Investments LLC, seeking approval for parking that backs out into the right-of-way, Tax Parcel 0910L-02-018.000, 612 35th Street, Zoned B-2 (General Business), Ward 3

**Variance 2505ZB055**, by owner Ria Propertiez AZ, LLC, seeking approval for 19 regular parking spaces where 32 are required, Tax Parcel 0811L-04-115.000, 1201 31st Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

**Special Exception 2505SE059** by agent Marnie Adams, seeking approval for a liquor store use, Tax Parcel 0810N-04-037.000, 2905 25th Ave Suite A, Zoned B-2 (General Business), Ward 3

**Variance 2505ZB062**, by agent John H Ruble, seeking approval for a 15-foot front yard setback where 25 feet is required, Tax Parcel 1010B-03-001.002, John Evans Road, Zoned R-2 (Single-Family), Ward 5

**Variance 2505ZB063**, by agent Suzanne Stafford, seeking approval for 5 regular parking spaces where 8 is required, Tax Parcel 0808N-01-007.000, 15053 Dedeaux Road, Zoned B-2(General Business), Ward 4

**Variance 2505ZB064**, by agent Suzanne Stafford, seeking approval for parking that backs out into the right-of-way, Tax Parcel 0808N-01-007.000, 15053 Dedeaux Road, Zoned B-2(General Business), Ward 4

**Variance 2506ZB068**, by owner Gabrielle Vincent, seeking approval for a 17-foot second frontage setback where 25 feet is required, Tax Parcel 0911F-01-005.001, 1537 Midway Avenue, Zoned R-1-7.5, Ward 2

This 30th day of April 2025  
 A. Leslie North, Chairman  
 City of Gulfport Zoning Board of Adjustment and Appeals  
 IPL0229483  
 Apr 30 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:  
 04/30/25

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.

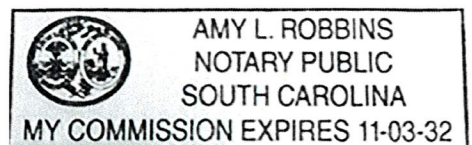
*Mary Castro*

Sworn to and subscribed before me this 6th day of May 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 24<sup>TH</sup> AVENUE  
228.868.5710 | [PLANNERS@GULFPORT-MS.GOV](mailto:PLANNERS@GULFPORT-MS.GOV)

## ZONING BOARD OF ADJUSTMENT AND APPEALS

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**Hearing Date: Thursday, May 15, 2025**

**Variance 2505ZB062: Variance 2505ZB062, by agent John H Ruble, seeking approval for a 15-foot front yard setback where 25 feet is required, Tax Parcel 1010B-03-001.002, John Evans Road, Zoned R-2 (Single-Family), Ward 5**

# Technical Report

## VARIANCE

### **GENERAL INFORMATION**

Case File Number: 2505ZB062

Hearing Date: May 15, 2025

Current Zoning/Use: R-2 / Vacant Lot

Legal: Variance 2505ZB062, by agent John H Ruble, seeking approval for a 15-foot front yard setback where 25 feet is required, Tax Parcel 1010B-03-001.002, John Evans Road, Zoned R-2 (Single-Family), Ward 5

### **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 approval for a 15-foot front-yard setback where 25 feet is required for an R-2 zoning district, for the construction of a single-family home on a shallow lot.

- (a) The applicant claims that the special conditions particular to the land result from the distance between the public street and the Bernard Bayou inlet, reducing the amount of buildable space on the property. While the applicant's note regarding the distance between the public street and the inlet is of concern, the Planning Division bases its setback measurements from the property lines and not the public right of ways. The applicant has noted on their provided site plan that the 15-foot front setback will leave 18 feet between the rear of the proposed house and the edge of the inlet. According to property information provided by Harrison County, for approximately 213 feet along the western property line the beforementioned inlet encroaches into the property an estimated 26 feet from the western property line.
- (b) The applicant notes that the special conditions resulting from the inlet do not result from the applicant's actions stating that the inlet is naturally occurring. The applicant also states "the Mississippi Bureau of Marine Resources indicates that approximately 15 feet of the rear property line has eroded over the last seventy years." Claims regarding erosion rate and erosion control are outside the jurisdiction of the Planning Division. Regarding the special conditions mentioned, as they are considered naturally occurring, they would not be caused by the applicant's actions.
- (c) The applicant notes that the special conditions resulting from the inlet do not result from the applicant's actions stating that the inlet is naturally occurring. The applicant also states "the Mississippi Bureau of Marine Resources indicates that approximately 15 feet of the rear property line has eroded over the last seventy years." Claims regarding erosion rate and erosion control are outside the jurisdiction of the Planning Division. Regarding the special conditions mentioned, as they are considered naturally occurring, they would not be caused by the applicant's actions.
- (d) The applicant notes that the required 25 foot would not allow for construction of a structure compatible to those already existing due to the shallow depth of the property. The applicant also claims that other properties in this district are not affected by this specific inlet of Bernard Bayou. Upon reviewing the subject site, it does narrow from the northern property line from approximately 95 feet to approximately 55 feet at the southern property line. Added with the inlet encroaching up to roughly 26 feet, further reducing the amount of space to build on the site. Regarding the claim regarding other properties not being affected by the inlet in this manner, based on a site visit conducted by staff, staff noted that none of the other properties within this subdivision have inlets, or bodies of water encroaching into their property lines.
- (e) The applicant states "other properties in this district are not delineated by this inlet of Bernard Bayou, near in parallel to the public street, creating a uniquely shallow property depth and the 15 feet of erosion that has occurred." While the applicant does not directly address the question, the unique situation caused by the inlet encroaching into the property would make constructing a structure unlikely while meeting the required 25-foot setback. While a text amendment reducing the required front setback would allow relief from this issue, an approved variance would be more site specific and appropriate in comparison.
- (f) This property is zoned R-2, and a single-family home is allowed by right.

# Technical Report

## VARIANCE

### ***EXECUTIVE SUMMARY***

The applicant is seeking approval for a front setback of 15 feet where 25 feet is required for an R-2 zoning district in order to construct a single-family home. The parcel for the proposed single-family home narrows from the northern property line from approximately 95 feet to approximately 55 feet at the southern property line and contains an inlet that encroaches into the property up approximately 26 along the western property line, reducing the amount of buildable space. The applicant notes that the inlet is naturally occurring and caused by erosion, stating “the Mississippi Bureau of Marine Resources indicates that approximately 15 feet of the rear property line has eroded over the last seventy years.” Claims regarding erosion rate and erosion control are not within the jurisdiction of the Planning Division. Staff noted via a site visit to the neighboring area that none of the other properties within the Glendale subdivision face this issue, as no other property within the plated subdivision contains an inlet encroaching not their property. While staff noticed that the original plat had this lot set aside for a boat launch that was never constructed, the zoning does also allow for the proposed single-family home use by right. A denial of this variance would prevent the construction of the single-family home as proposed. This proposal was heard back in March, under case# 2503ZB031, for a 10-foot front yard setback where 25 feet is required and was denied by this board, the applicant has moved his proposed front yard setback 5 feet back from their last requested distance.

Any approval should consider these conditions:

1. Approval would allow for a 15-foot front setback where 25 feet is required.
2. Any protected trees on property shall be protected be preserved

### ***DEPARTMENTAL CONDITIONS***

**Engineering:** No conditions. Memo dated 5/1/25.

**Public Works:** No comment as of 5/5/25.

**Traffic and Safety:** No comment as of 5/5/25.

**Building Code Services:** No conditions. Memo dated 4/24/25.

**GIS:** No conditions. Memo dated 5/1/25.

**Police Department:** No comment as of 5/5/25.

**Fire Department:** No conditions. Memo dated 4/25/25.

**City Arborist:** Any protected trees on property shall be protected be preserved.  
Memo dated 4/24/25.

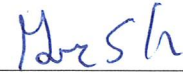
**Technical Report**  
*VARIANCE*

**Leisure Services:**

No conditions. Memo dated 4/28/25

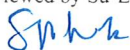
***DIRECTOR APPROVAL***

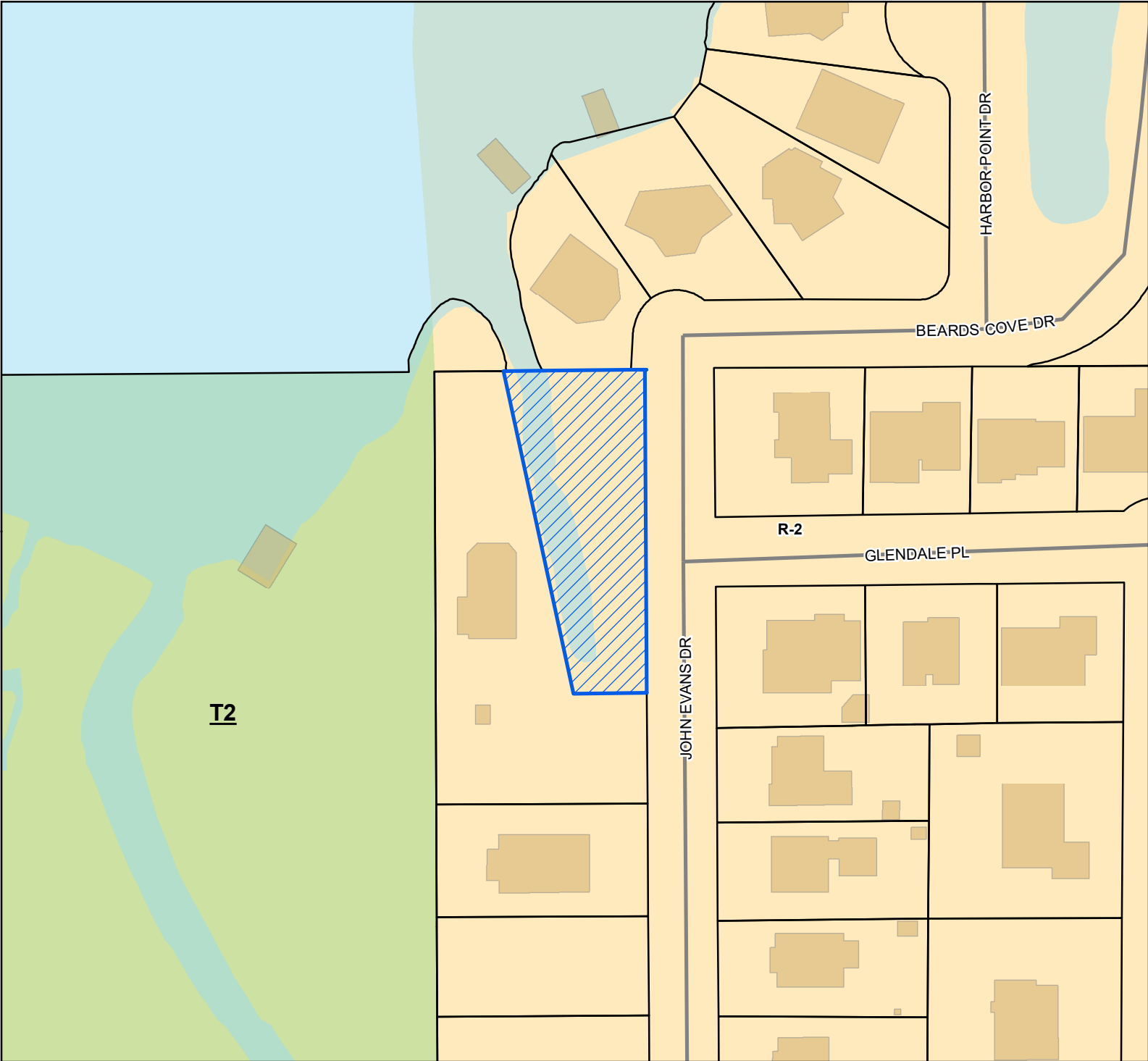
This report has been reviewed and approved by:









\_\_\_\_\_  
Greg Holmes

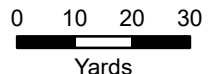
Director of Urban Development Department





-  Site
-  Street
-  Parcels
-  Buildings
-  Water Features
-  City Limit
- Smart Code**
-  T2
- Zoning**
-  R-2 - Single Family Residence District (Medium Density)

**Site Information**  
 1010B-03-001.002  
 Zoning: R-2 (Single Family)  
 Size: 17927.5 sqft  
 Flood: AE



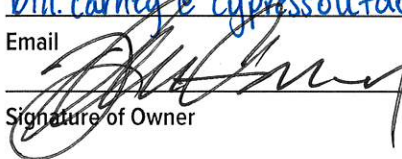
1 inch = 100 feet



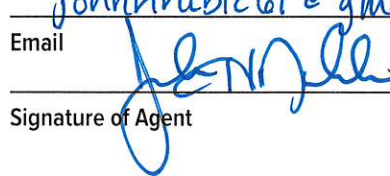
**DATA DISCLAIMER:** All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented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



**OWNER:**

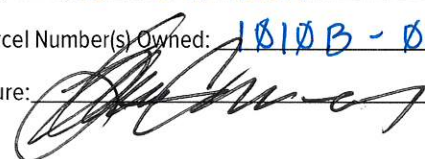
JAMES WILLIAM CARNEY  
 Printed Name of Owner  
# 32 WOODSTONE DRIVE  
 Mailing Address  
HATTIESBURG MS 39402  
 City State Zip Code  
601-543-5500  
 Home Phone Work/Cell Phone  
bill.carney@cypressoutdoor.com  
 Email  
  
 Signature of Owner

**AGENT:**

JOHN H RUBIE  
 Printed Name of Agent  
24 POPLAR CIRCLE  
 Mailing Address  
GULFPORT MS 39507  
 City State Zip Code  
228-297-9520  
 Home Phone Work/Cell Phone  
johnhrubie61@gmail.com  
 Email  
  
 Signature of Agent

This page must be completed if the property or properties involved have more than one owner. All persons listed as owners to the property or properties listed on page one must complete and sign this part of the application. We can only accept applications with original signatures.

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

Name of Owner (PRINT) JAMES WILLIAM CARNEY  
 Address (Street, City, State, Zip Code) # 32 WOODSTONE DRIVE, HATTIESBURG, MS 39402  
 Phone (Home) 601-543-5500 (Work) \_\_\_\_\_ (Cell) \_\_\_\_\_  
 Tax Parcel Number(s) Owned: 1810B-03-001-002  
 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: \_\_\_\_\_



**DESIGNATION OF AGENT**

I, J. William Carney PRINT NAME being property owner of 1010B-03-001.002 PRIMARY ADDRESS OR PARCEL which is the subject of this application hereby authorize JOHN H. RUBLE PRINT NAME to act as my representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

[Signature]  
SIGNATURE

4/2/25  
DATE

**STATE OF MISSISSIPPI | COUNTY OF HARRISON**

Given under my hand and seal of office this the 2nd day of April, 2025

[Signature]  
NOTARY PUBLIC

05/22/2027  
COMMISSION EXPIRATION





# COVENANT AFFIDAVIT

I, JOHN H. RUBIO being property owner or agent of the property 1010B-03-001.002  
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]  
SIGNATURE

4.2.25  
DATE

## STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 2nd day of April, 20 25

[Signature]  
NOTARY PUBLIC



05/22/2027  
COMMISSION EXPIRATION

## VARIANCE SUBMISSIONS

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.  
***Distance from the public street to Bernard Bayou inlet makes this land peculiar to any other in the district.***
2. Demonstrate that the special conditions and circumstances do not result from the actions of the applicant.  
***This is a natural occurring inlet of Bernard Bayou and an existing public street. The Mississippi Bureau of Marine Resources has indicated that approximately fifteen (15) feet of the rear property line has eroded over the last 70+ years. The neighborhood was developed in the 1960s.***
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.  
***Given the shallow depth of this property, a front setback of twenty-five (25) feet does not allow for construction of any structure compatible to those existing in this district; whereas a front setback of fifteen (15) feet does. Other properties in this district are not affected by this specific and unique inlet of Bernard Bayou.***
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.  
***Other property lines in this district are not delineated by this inlet of Bernard Bayou, nearly in parallel to the public street, creating a uniquely shallow property depth and the fifteen (15) feet of erosion that has occurred.***
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 building 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 is extraordinary and unique to this property. It is required in order to use the property in a manner as nearly equivalent to uses generally permitted in the district.***
6. State whether the use proposed is permissible by right, with planning approval or by special exception with respect to uses of land or structures.  
***The use proposed is permissible with planning approval.***

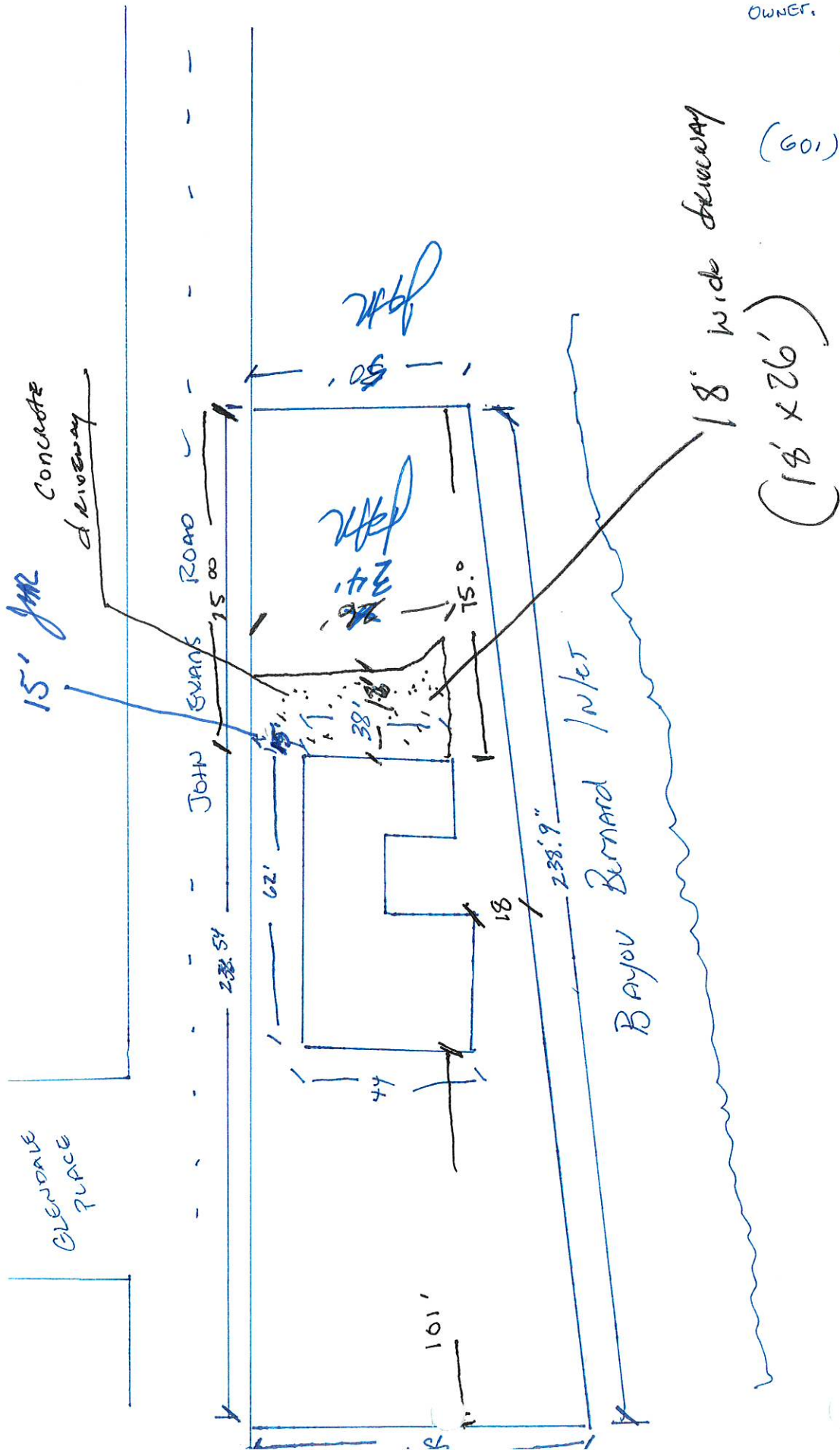
TAX Parcel #: 10103-03-001:002

OWNER: James William Carney

#32 Woodstone Drive

Hamberburg, miss 39402

(601) 543-5500





**Area Map**  
Printed 1/27/2025

● Addresspoints  
 □ Parcels

Initial and date here:

Planner: \_\_\_\_\_

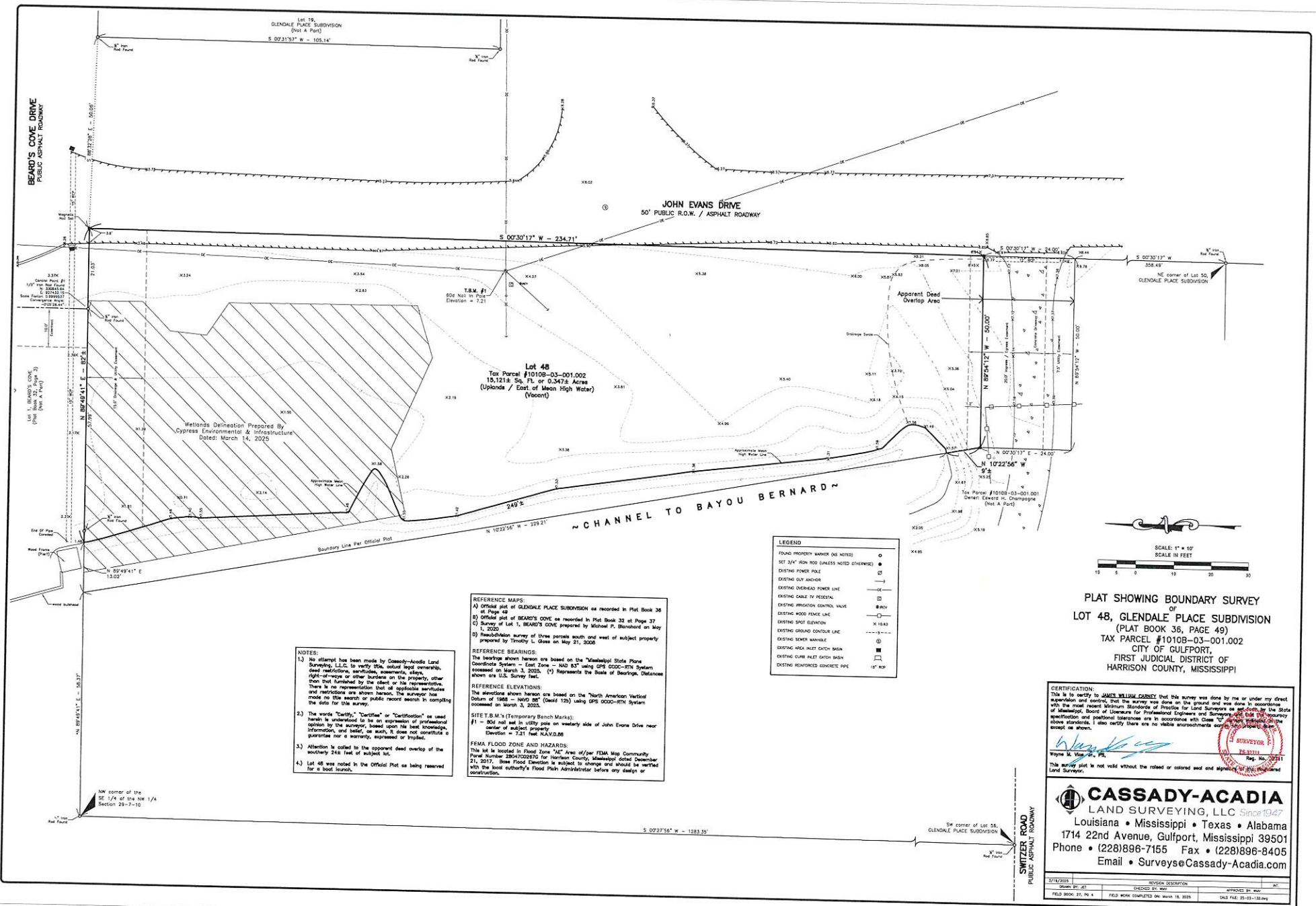
Owner: \_\_\_\_\_

Contractor: \_\_\_\_\_



1 inch = 61 feet

**DATA DISCLAIMER:**  
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Lot 19  
GLENDALE PLACE SUBDIVISION  
(Not A Part)  
S 02°11'37" W - 105.14'

JOHN EVANS DRIVE  
50' PUBLIC R.O.W. / ASPHALT ROADWAY

Lot 48  
Tax Parcel #1010B-03-001.002  
15,121.8 Sq. Ft. or 0.3472 Acres  
(Uplands / East of Mean High Water)  
(Vacant)

Wetlands Delineation Prepared By  
Cypress Environmental & Infrastructure  
Dated: March 14, 2025

CHANNEL TO BAYOU BERNARD

NE corner of Lot 50,  
GLENDALE PLACE SUBDIVISION



PLAT SHOWING BOUNDARY SURVEY  
OF  
LOT 48, GLENDALE PLACE SUBDIVISION  
(PLAT BOOK 36, PAGE 49)  
TAX PARCEL #1010B-03-001.002  
CITY OF GULFPORT,  
FIRST JUDICIAL DISTRICT OF  
HARRISON COUNTY, MISSISSIPPI

LEGEND	
FOUND PROPERTY MARKER (AS NOTED)	○
SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE)	●
EXISTING POWER POLE	⊕
EXISTING OUT ANCHOR	⊖
EXISTING OVERHEAD POWER LINE	—○—
EXISTING CABLE TV FEEDLINE	—○—
EXISTING IRRIGATION CONTROL VALVE	⊗
EXISTING WOOD FENCE LINE	—x—
EXISTING SPIG BLENDED	⊗
EXISTING DRINKING CONTROL LINE	—x—
EXISTING SINKER MANHOLE	⊗
EXISTING CURB ALLET CATCH BASIN	⊗
EXISTING REINFORCED CONCRETE PIPE	—x—

REFERENCE MAPS:  
A) Official plat of GLENDALE PLACE SUBDIVISION as recorded in Plat Book 36 at Page 49  
B) Official plat of BEARD'S COVE as recorded in Plat Book 33 at Page 37  
C) Survey of Lot 1, BEARD'S COVE prepared by Michael P. Blomhard on May 1, 2009  
D) Resubdivision survey of three parcels south and west of subject property prepared by Timothy L. Goss on May 21, 2008

REFERENCE BEARINGS:  
The bearings shown herein are based on the "Mississippi State Plane Coordinate System - East Zone - NAD 83" using GPS GOCOR-RTN System processed on March 3, 2025. (V) Represents the State of Bourgeois Distances shown on U.S. Survey Feet.

REFERENCE ELEVATIONS:  
The elevations shown herein are based on the "North American Vertical Datum of 1988 - NAVD 88" (Geoid 125) using GPS GOCOR-RTN System processed on March 3, 2025.

SIET.B.M.'s (Temporary Bench Marks):  
#1 - 804 nail set in utility pole on westerly side of John Evans Drive near center of subject property  
Elevation = 7.21 feet N.A.V.D. 88

FEMA FLOOD ZONE AND HAZARDS:  
This lot is located in Flood Zone "AE" Area of Special Flood Hazard Community Panel Number 2804100202G for Harrison County, Mississippi dated December 21, 2017. Some Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.

NOTES:  
1.) No stamp has been made by Cassidy-Acadia Land Surveying, LLC, to verify title, actual legal ownership, deed restrictions, easements, encumbrances, mortgages or other burdens on the property, other than that furnished by the client or the representative. There is no representation but of applicable easements and restrictions are shown herein. The surveyor has made no title search or public record search in compiling the data for this survey.  
2.) The words "Certify," "Certified" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon the best knowledge, information, and belief, as much as does not constitute a guarantee nor a warranty, expressed or implied.  
3.) Attention is called to the apparent dead overlap of the southerly 244 feet of subject lot.  
4.) Lot 48 was noted in the Official Plat as being reserved for a boat launch.

CERTIFICATION:  
This is to certify that JAMES WILLIAM CASSADY, that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Minimum Standards of Practice for Land Surveyors as set forth by the State of Mississippi, Board of Licensure for Professional Engineers and Surveyors, and that the agency above mentioned, I also certify there are no visible encroachments upon the property shown on the above.

James M. Cassady, P.S.  
Reg. No. 20211

**CASSADY-ACADIA**  
LAND SURVEYING, LLC Since 1947  
Louisiana • Mississippi • Texas • Alabama  
1714 22nd Avenue, Gulfport, Mississippi 39501  
Phone • (228)896-7155 Fax • (228)896-8405  
Email • Surveys@Cassady-Acadia.com

DATE	REVISION DESCRIPTION	APPROVED BY
3/14/2025	Survey of Lot 48	JWC
3/14/2025	FIELD WORK COMPLETED ON MARCH 18, 2025	JWC

Tax Parcel #: 1010B-03-001.002 )  
This Document Prepared by: Cheryl Betina Price )  
Cheryl Betina Price, 115 Terrace Ave, Pass )  
Christian, MS 39571, USA, (228) 669-7481 )  
After Recording Return to: )  
Cheryl Betina Price, 115 Terrace Ave, Pass )  
Christian, MS 39571, USA, (228) 669-7481 )



*Angela Sims* 1st JUDICIAL DISTRICT  
Instrument 2025-0001053-D-J1  
Filed/Recorded 01/24/2025 10:48:01 AM  
Total Fees 36.00  
5 Pages Recorded

Above this line reserved for official use only

### Quitclaim Deed

This Deed, made this 11<sup>th</sup> day of January, 2025;

BETWEEN Cheryl Betina Price, not married, of 115 Terrace Ave, Pass Christian, MS 39571, USA, (the "Grantor"), for and in consideration of the sum of \$10.00, and other good and valuable consideration, the receipt of which is hereby acknowledged, and James William Carney, not married, of 32 Woodstone Dr, Hattiesburg, MS 39402, USA, (the "Grantee").

*601-543-5500*

The Grantor does hereby remise and release, as well as quitclaims, unto the Grantee as the sole tenant, and the Grantee's heirs and assigns all of the following lands and property, together with all improvements located thereon in the County of Harrison, State of Mississippi:

Lot (48), Glendale Place Subdivision, Plat Book 36 at Page 49.

Subject to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD the property unto the Grantee and the Grantee's heirs and assigns forever, with all appurtenances belonging on the property.

Taxes for tax year 2024 will be paid by the Grantor.

The property conveyed in this deed is not part of the homestead of the Grantor.

**IN WITNESS WHEREOF** the Grantor has executed this Quitclaim Deed on the day and year first above written.

Signed in the presence of:

Teresa Rahaim

Witness signature

Teresa Rahaim

Witness name

Cheryl Betina Price  
Cheryl Betina Price

Cheryl Betina Price

Grantor Acknowledgement

STATE OF MISSISSIPPI

COUNTY OF HARRISON

On this 17 day of JAN., 2025, the foregoing instrument was acknowledged before me, a notary public in and for the State of Mississippi, by Cheryl Betina Price, to be a free and voluntary act of the Grantor with all requisite lawful authority.

Witness my hand and official seal.

[Signature] (SEAL)  
Notary Public for the State of Mississippi

County of HARRISON

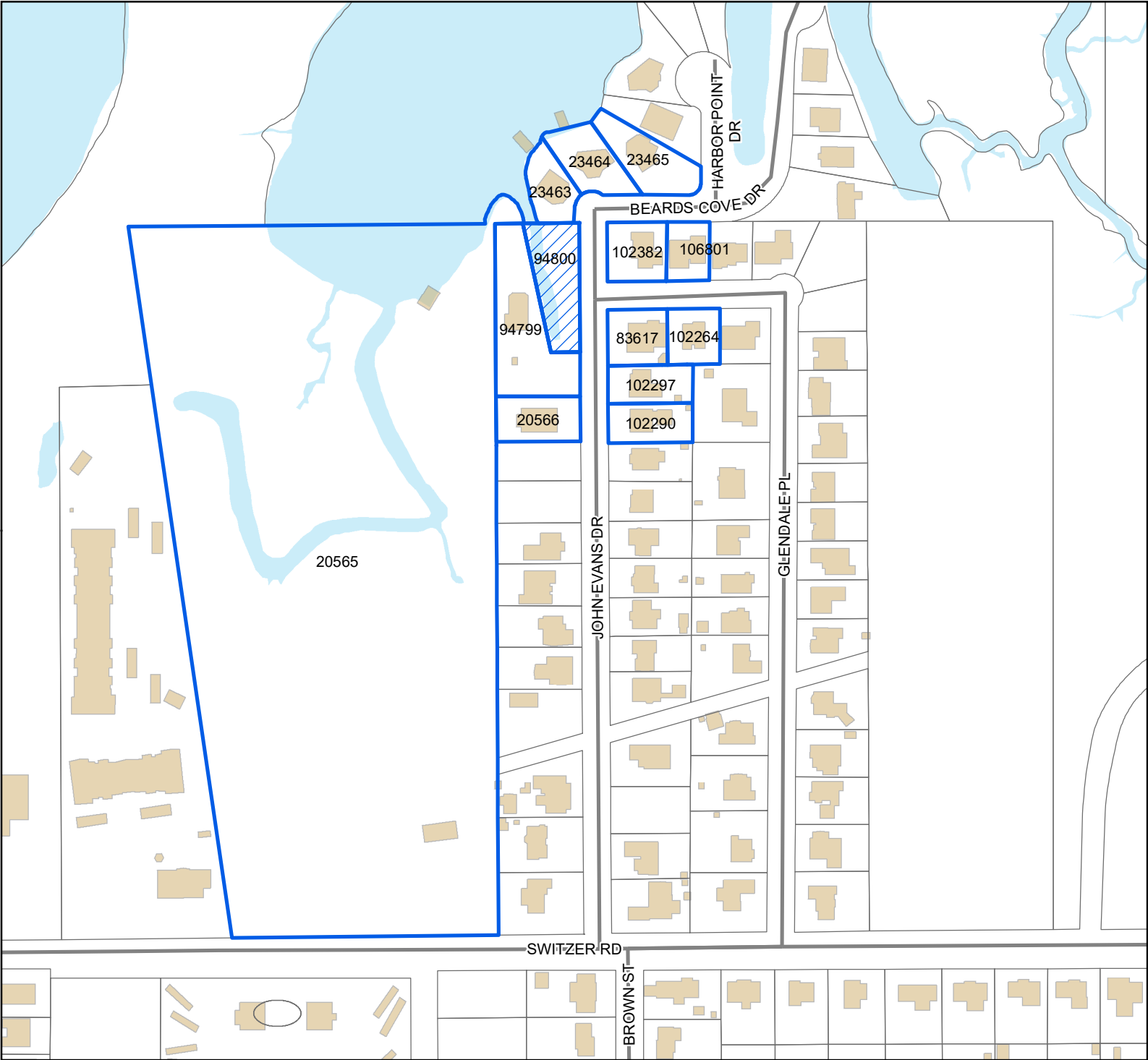
Printed Name: JAMES MERRITT

My commission expires: 9-13-27







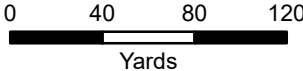
Send tax statements to:

James William Carney, 32 Woodstone Dr, Hattiesburg, MS  
39402, USA, (601) 543-5500



Legend

-  Site
-  Street
-  Buildings
-  Water Features



1 inch = 250 feet



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Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		1010B-03-001.002	JAMES WILLIAM CARNEY (OWNER)	32 WOODSTONE DRIVE	HATTIESBURG	MS	39402
			JOHN H RUBLE (AGENT)	24 POPLAR CIRCLE	GULFPORT	MS	39507
			<b>Adjacent Property Owners (2505ZB062)</b>				
	23463	1010B-02-011.000	SNELL WILLIAM E	1311 BEARDS COVE DR	GULFPORT	MS	39507
N	23464	1010B-02-010.000	SNELL WILLIAM ERIC	1311 BEARDS COVE DR	GULFPORT	MS	39507
	102290	1010B-02-005.026	JONES CHRISTOPHER M & LISA L	1240 JOHN EVANS DR	GULFPORT	MS	39507
	106801	1010B-02-004.019	BROOKS DENNIS C & BRENDA L	1292 GLENDALE PL	GULFPORT	MS	39507
	102297	1010B-02-005.027	ADAMS JOSEPH B	1250 JOHN EVANS RD	GULFPORT	MS	39507
	23465	1010B-02-009.000	BRYANT PEGGY J & SAMUEL W-TRUSTEES	119 MONTESANO ST	SANTA CRUZ	CA	95062
	83617	1010B-02-005.000	GOULETTE RODNEY & SHERRY	1277 GLENDALE PLACE	GULFPORT	MS	39507
	102382	1010B-02-004.017	PRICE PHILLIP M & CHERYL BETINA	1296 JOHN EVANS DR	GULFPORT	MS	39507
	102264	1010B-02-005.001	VASQUEZ KATHLEEN & SAMSON & HENRY	1267 GLENDALE PLACE	GULFPORT	MS	39507
	20566	1010B-03-001.000	MONAGHAN NANCY G	1273 JOHN EVANS DR	GULFPORT	MS	39507
	94799	1010B-03-001.001	CHAMPAGNE EDWARD H	1277 JOHN EVANS DR	GULFPORT	MS	39507
N	94800	1010B-03-001.002	PRICE CHERYL BETINA	1296 JOHN EVANS DR	GULFPORT	MS	39507



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	656558	Print Legal Ad-IPL02294830 - IPL0229483	ZB / May 15	1	83 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, May 15, 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 2505ZB049**, by owner Veloping Investments LLC, seeking approval for 9 regular parking spaces where 15 are required, Tax Parcel 0910L-02-018.000, 612 35th Street, Zoned B-2 (General Business), Ward 3

**Variance 2505ZB050**, by owner Veloping Investments LLC, seeking approval for parking that backs out into the right-of-way, Tax Parcel 0910L-02-018.000, 612 35th Street, Zoned B-2 (General Business), Ward 3

**Variance 2505ZB055**, by owner Ria Propertiez AZ, LLC, seeking approval for 19 regular parking spaces where 32 are required, Tax Parcel 0811L-04-115.000, 1201 31st Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

**Special Exception 2505SE059**, by agent Marnie Adams, seeking approval for a liquor store use, Tax Parcel 0810N-04-037.000, 2905 25th Ave Suite A, Zoned B-2 (General Business), Ward 3

**Variance 2505ZB062**, by agent John H Ruble, seeking approval for a 15-foot front yard setback where 25 feet is required, Tax Parcel 1010B-03-001.002, John Evans Road, Zoned R-2 (Single-Family), Ward 5

**Variance 2505ZB063**, by agent Suzanne Stafford, seeking approval for 5 regular parking spaces where 8 is required, Tax Parcel 0808N-01-007.000, 15053 Dedeaux Road, Zoned B-2(General Business), Ward 4

**Variance 2505ZB064**, by agent Suzanne Stafford, seeking approval for parking that backs out into the right-of-way, Tax Parcel 0808N-01-007.000, 15053 Dedeaux Road, Zoned B-2(General Business), Ward 4

**Variance 2506ZB068**, by owner Gabrielle Vincent, seeking approval for a 17-foot second frontage setback where 25 feet is required, Tax Parcel 0911F-01-005.001, 1537 Midway Avenue, Zoned R-1-7.5, Ward 2

This 30th day of April 2025  
 A. Leslie North, Chairman  
 City of Gulfport Zoning Board of Adjustment and Appeals  
 IPL0229483  
 Apr 30 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:  
 04/30/25

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.

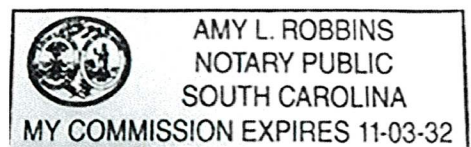
*Mary Castro*

Sworn to and subscribed before me this 6th day of May 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 24<sup>TH</sup> AVENUE  
228.868.5710 | [PLANNERS@GULFPORT-MS.GOV](mailto:PLANNERS@GULFPORT-MS.GOV)

## ZONING BOARD OF ADJUSTMENT AND APPEALS

---

**Hearing Date: Thursday, May 15, 2025**

**Variance 2505ZB063: Variance 2505ZB063, by agent Suzanne Stafford, seeking approval for 5 regular parking spaces where 8 is required, Tax Parcel 0808N-01-007.000, 15053 Dedeaux Road, Zoned B-2(General Business), Ward 4**

# Technical Report

## VARIANCE

### **GENERAL INFORMATION**

Case File Number: 2505ZB063

Hearing Date: May 15, 2025

Current Zoning/Use: B-2 / Commercial Structure

Legal: Variance 2505ZB063, by agent Suzanne Stafford, seeking approval for 5 regular parking spaces where 8 is required, Tax Parcel 0808N-01-007.000, 15053 Dedeaux Road, Zoned B-2(General Business), Ward 4

### **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 requests a variance for 5 parking spaces where 8 are required. The City of Gulfport off-street parking ordinance requires retail stores to have 1 parking space per 300 square feet of gross floor area. The site plan provided by the applicant differs from the square footage for the building according to Harrison County data. The site plan provided is not survey grade and thus our data would take precedence in this case.

- (a) The applicant does not directly address the question and states that the property is ideally located near the bus line, reducing the need for parking as well as explaining the retail business and the need for greenery in the backyard. However, it is clear to staff that due to the pre-existing nature of the building a hardship is faced by the applicant.
- (b) The applicant states that the property is within an older subdivision that was converted to commercial use. It is clear to staff that the applicant did not cause the need for the variance.
- (c) The applicant notes that expanding the parking lot in the backyard is not feasible due to it being a key part of their business operation. The applicant claims that the greenery in the backyard is necessary for photography. It is clear to staff that this commercial building was originally constructed for a residential use and the pre-existing nature of the property presents a hardship and the amending of the ordinance would offer a reasonable solution.
- (d) The applicant states that strict enforcement of the parking requirements would impose unnecessary financial hardship limiting their ability to improve the property. It is clear to staff that a retail use is a reasonable development within the B-2 zoning and the denial of this variance would deprive the applicant of the ability to use the property for any retail use. Retail is a common type of use throughout the B-2 zoning.
- (e) The applicant states that the granting of this variance will not grant any special privilege and allow them to operate similar to other commercial properties along Dedeaux Road. It is clear to staff that the required parking is due to the proposed retail use and the pre-existing nature of the property constitutes a hardship. The granting of this variance would not grant a special privilege and would allow the applicant to use their property in a way that is consistent within the B-2 zoning. For example, the property at 15095 Dedeaux Rd, just down the street, was granted approval for backing out into the city right of way with case 2407ZB109.
- (f) This property is zoned B-2, and a retail use is allowed by right.

### **EXECUTIVE SUMMARY**

The applicant requests a variance for 5 parking spaces where 8 are required. The City of Gulfport off-street parking ordinance requires retail stores to have 1 parking space per 300 square feet of gross floor area. The site plan provided by the applicant differs from the square footage for the building according to Harrison County data. The site plan provided is not survey grade and thus our data would take precedence in this case. It is clear to staff that a hardship is faced due to the pre-existing nature of the property and the denial of this variance would deprive the applicant of a reasonable use within B-2 zoning.

Any approval should consider these conditions:

1. Approval would allow for 5 parking spaces where 8 are required.

### **DEPARTMENTAL CONDITIONS**

# Technical Report

## VARIANCE

### *DEPARTMENTAL CONDITIONS*

**Engineering:** No conditions. Memo dated 5/1/2025.

**Public Works:** No comment as of 5/2/2025.

**Traffic and Safety:** No comment as of 5/2/2025.

**Building Code Services:** No conditions. Memo dated 4/24/2025.

**GIS:** No conditions. Memo dated 5/1/2025.

**Police Department:** No comment as of 5/2/2025.

**Fire Department:** No conditions. Memo dated 4/25/2025.

**City Arborist:** No conditions. Memo dated 4/24/2025.

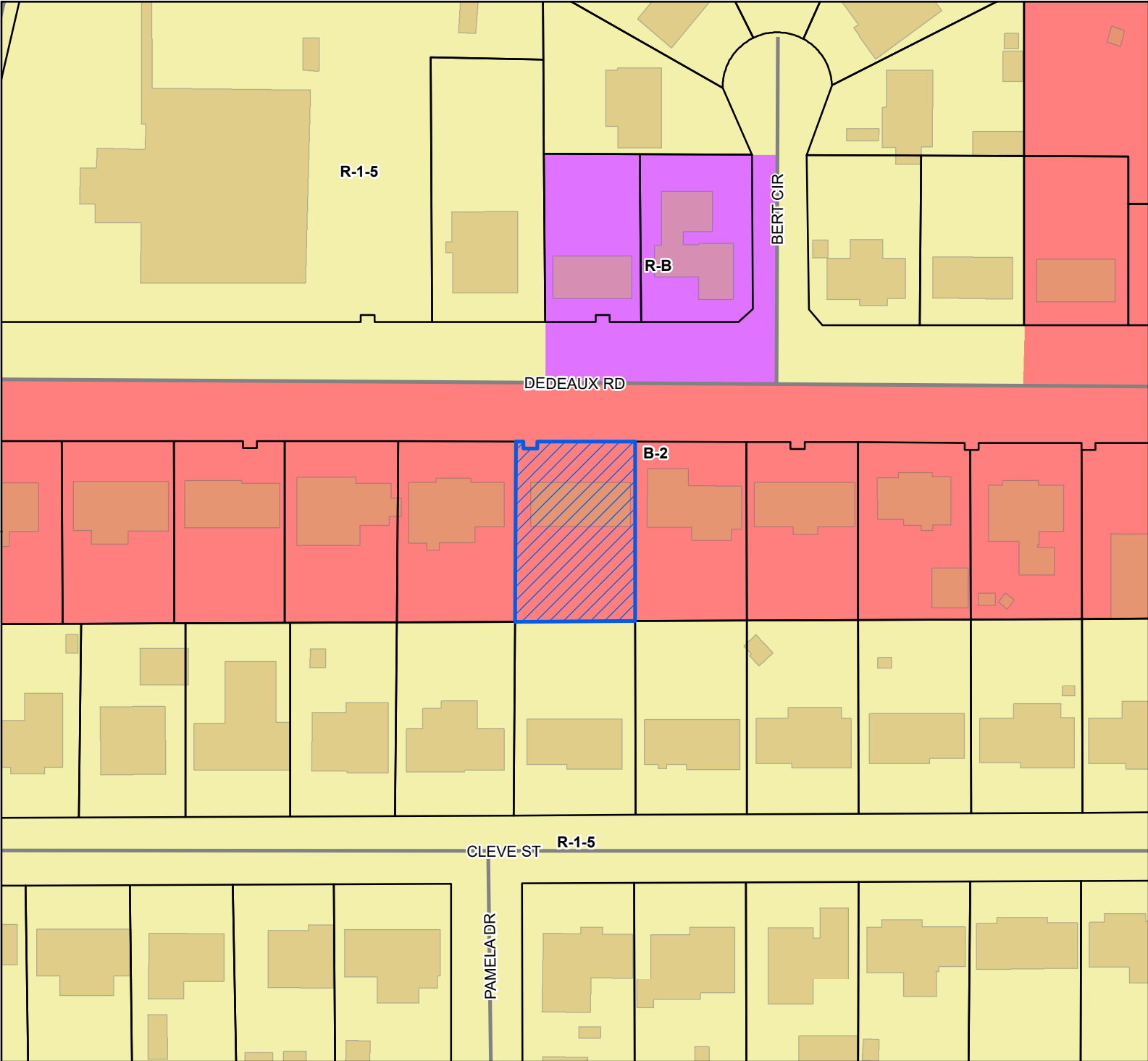
### *DIRECTOR APPROVAL*

This report has been reviewed and approved by:

---

Greg Holmes  
Director of Urban Development Department

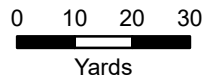




**Site**  
 Site  
 Street  
 Parcels  
 Buildings  
 City Limit

**Zoning**  
 B-2 - General Business District  
 R-1-5 - Single Family Residence District (Medium Density)  
 R-B - Residence-Business District

**Site Information**  
 0808N-01-007.000  
 Zoning: B-2 (General Business)  
 Size: 11082.35 sqft  
 Flood: X



1 inch = 100 feet



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**OWNER:**

Grand Hall Properties LLC

Printed Name of Owner

14376 Campground Rd

Mailing Address

Saucier MS 39574

City

State

Zip Code

504-701-9994

Home Phone

Work/Cell Phone

Suzanne@elemental-design.com

Email

Suzanne A Stafford

Signature of Owner

**AGENT:**

Suzanne Stafford, member

Printed Name of Agent

14376 Campground Rd

Mailing Address

Saucier MS 39574

City

State

Zip Code

504-701-9994

Home Phone

Work/Cell Phone

Suzanne@elemental-design.com

Email

Suzanne A Stafford

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: \_\_\_\_\_



**DESIGNATION OF AGENT**

I, Grand Hall Properties LLC being property owner of 15053 Dedeaux Rd Gulfport MS 39503  
PRINT NAME PRIMARY ADDRESS OR PARCEL

which is the subject of this application hereby authorize Suzanne Stafford 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

3/31/2025  
DATE

**STATE OF MISSISSIPPI | COUNTY OF HARRISON**

Given under my hand and seal of office this the 31<sup>st</sup> day of March, 20 25

Katilin Jacobs  
NOTARY PUBLIC

5/22/27  
COMMISSION EXPIRATION





# COVENANT AFFIDAVIT

I, Suzanne Stafford being property owner or agent of the property Gulfport MS 39503  
15053 Dedreux 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.

Suzanne Stafford  
SIGNATURE

3/31/2025  
DATE

## STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 31<sup>st</sup> day of March, 20 25

Katilin Jacobs  
NOTARY PUBLIC

5/22/27  
COMMISSION EXPIRATION



**CORPORATE RESOLUTION  
OF  
GRAND HALL PROPERTIES, LLC**

---

Kathleen Dummer and Suzanne Stafford, being the sole members in Grand Hall Properties, LLC, a Mississippi limited liability company (hereinafter the “Company”), hereby adopt the following resolution in compliance with all applicable provisions of the Company’s Operating Agreement:

**I. RECITALS**

**WHEREAS**, Grand Hall Properties, LLC, is a limited liability company, organized and existing under the laws of the State of Mississippi and authorized to do business in the State of Mississippi; and

**WHEREAS**, the undersigned sole members of the Company agree that it is in the best interest of the Company to purchase certain real property, more particularly described herein.

**WHEREAS**, Company has purchased the real property with the municipal address of 15053 Dedeaux Road, Harrison County, Gulfport, MS 39503 (Parcel ID# 0808N-01-007.000) (the “Property”) from Pyron Real Estate, LLC, the Seller, on March 25, 2025.

**NOW THEREFORE**, the undersigned members hereby resolve as follows:

1. Any one or more of the following officers of the Company may enter into such assignments and/or agreements, execute such other instruments and documents, engage counsel and other professional services as necessary, deliver such instruments and documents, and remit such payments as are necessary to complete any actions or transactions related to the property without further action by the members: Kathleen Dummer and Suzanne Stafford. Any action thus far taken by these individuals in furtherance of the transaction herein described are ratified and affirmed.

Resolved this 31<sup>st</sup> day of March, 2025 by:

*Kathleen Dummer*

Kathleen Dummer, as Member/Manager  
of Grand Hall Properties, LLC

*Suzanne Stafford*

Suzanne Stafford, as Member/Manager  
of Grand Hall Properties, LLC

**STATE OF MISSISSIPPI  
COUNTY OF HARRISON**

Personally appeared before me, the undersigned authority in and for said county and state, on this 31st day of March, 2025, within my jurisdiction, the within named Kathleen Dummer, as authorized agent and Member/Manager of Grand Hall Properties, LLC, and that in said representative capacity she signed, executed and delivered the above and foregoing instrument, after having been duly authorized so to do.

GIVEN under my hand and official seal of office.

*Katilin Jacobs*

Notary Public

My commission expires: 5/22/27



**STATE OF MISSISSIPPI  
COUNTY OF HARRISON**

Personally appeared before me, the undersigned authority in and for said county and state, on this 31st day of March, 2025, within my jurisdiction, the within named Suzanne Stafford, as authorized agent and Member/Manager of Grand Hall Properties, LLC, and that in said representative capacity she signed, executed and delivered the above and foregoing instrument, after having been duly authorized so to do.

GIVEN under my hand and official seal of office.

*Katilin Jacobs*

Notary Public

My commission expires: 5/22/27



Variance Submission for number of parking spaces for  
15053 Dedeaux Road, Gulfport, MS 39503

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?)*
  - Grand Hall Properties LLC will be leasing the property to a retail thrift/consignment boutique, Treasures Market. Treasures Market specializing in formals, costumes, holiday décor, and event wear. We also provide alterations, custom sewing, and upcycling/craft classes. The property is zoned B-2 General Business and is ideally located on a bus line, reducing the need for extensive parking. The building's backyard, featuring trees and green space, is an essential part of our business, serving as a photo session area. Due to the nature of our business, customer traffic is staggered, as we offer limited studio hours and operate by appointment for personalized service.
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 is within an older subdivision that was converted to commercial use, resulting in smaller lot sizes. The previous tenant was an insurance office with minimal parking needs. Other commercial businesses along Dedeaux Road face similar constraints. Additionally, a **13-foot perpetual easement and right-of-way** along Dedeaux Road limits the front parking area. No additional land is available for parking expansion.
3. *Demonstrate that an unnecessary hardship is created by the physical character of the property and is peculiar and unusual to such an extent that it is evidence that amendment of the zoning ordinance does not offer a reasonable solution. (i.e., Explain what your hardship is and why the property cannot comply with the zoning ordinance. Further, explain why this hardship is not commonly found on other properties?)*
  - The current zoning ordinance requires six (6) parking spaces based on the 1,657 square feet of building space (at 300 sq. ft. per space). The attached site plan demonstrates compliance by providing:
    - (6) 9'x18' standard parking spaces
    - (1) 9'x18' handicap-accessible space with a 5' van loading zone
    - Access to space #6 via a shared ingress/egress easement
  - Expanding parking into the backyard is not feasible, as this space is a key part of our business operations.
  - The building square footage is listed on the attached 2024 Harrison County Landroll Information sheet.

Variance Submission for number of parking spaces for  
15053 Dedeaux Road, Gulfport, MS 39503

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.)*
  - Our purchase of this property was based on its commercial zoning and alignment with our business model. Other businesses in converted homes along this corridor operate under similar conditions. Strict enforcement of additional parking requirements would impose unnecessary financial hardship, limiting our ability to improve the property and serve the community.
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?)*
  - Approval of this variance would **not** grant us any special privileges beyond those available to other commercial properties along Dedeaux Road. We are requesting only what is necessary to operate within the existing lot constraints while maintaining compliance with zoning guidelines.
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.*
  - Treasures Market operates as a permissible **retail thrift/consignment business**, which aligns with B-2 zoning regulations. We request this variance to accommodate the existing site layout while maximizing available parking spaces.

### **Additional Business Context**

Grand Hall Properties LLC will be leasing the property to a retail thrift/consignment boutique, Treasures Market.

Treasures Market is the Mississippi Gulf Coast's **only** year-round formalwear and costume boutique. We provide an **affordable, sustainable** shopping option for prom, Mardi Gras, cosplay, and themed events. Our commitment to **upcycling and alterations** helps reduce textile waste, supporting both the environment and local families. Additionally, we donate a portion of sales to local nonprofits.

#### Attachments:

- General Warranty Deed
- Corporate Resolution naming agent
- Property Easement documents
- Google Earth parking layout
- 11x17 site plan
- 2024 Harrison County Landroll Information sheet listing building square footage





15053 DEDEAUX RD

9X18 SPACES

H1 5 4 3 2 1

13' EASEMENT

SHARED ACCESS EASEMENT



MLS United LLC



# Michael Watson

## SECRETARY OF STATE

This is not an official certificate of good standing.

### Name History

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Name	Name Type
Grand Hall Properties, LLC	Legal

### Business Information

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<b>Business Type:</b>	Limited Liability Company
<b>Business ID:</b>	1477300
<b>Status:</b>	Good Standing
<b>Effective Date:</b>	02/20/2025
<b>State of Incorporation:</b>	Mississippi
<b>Principal Office Address:</b>	NO PRINCIPAL OFFICE ADDRESS FOUND

### Registered Agent

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**Name**  
Stephen Dummer  
Dummer Law Group, PLLC, 796 Howard Ave. 1st Floor  
Biloxi, MS 39530

### Officers & Directors

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Name	Title
Suzanne Stafford 14376 Campground road Saucier, MS 39574	Manager



*Angela Hunt* 1st JUDICIAL DISTRICT  
Instrument 2025-0005979-D-11  
Filed/Recorded 04/01/2025 9:00:01 AM  
Total Fees 26.00  
2 Pages Recorded

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**Prepared by:**

Stephen W. Dummer  
Dummer Law Group, PLLC  
796 Howard Ave. First Floor  
Biloxi, MS 39530  
Telephone: (228) 392-2003  
Facsimile: (228) 392-7618

**Return to:**

Stephen W. Dummer  
Dummer Law Group, PLLC  
796 Howard Ave. First Floor  
Biloxi, MS 39530  
Telephone: (228) 392-2003  
Facsimile: (228) 392-7618

**STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT**

**INDEXING INSTRUCTIONS:** Lot 19, Block 8. 2<sup>nd</sup> Addition to Bel-Aire Subdivision, Harrison County, Mississippi.

**GENERAL 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 are hereby acknowledged,

Pyron Real Estate, LLC. (Grantor)  
A Mississippi Limited Liability Company  
1647 Lakeland Drive  
Jackson, MS 39216  
601-750-4389

does hereby sell, convey, and warrant the subject property in fee simple against all claims of persons claiming by, though, or under Grantor and/or any previous owner to

Grand Hall Properties, LLC. (Grantee)  
A Mississippi Limited Liability Company  
14376 Campground Road  
Saucier, MS 39574  
504-701-9994

the following described land and property situated in Harrison County, Mississippi, to-wit:

Warranty Deed

Grantor: Pyron Real Estate, LLC.

Grantee: Grand Hall Properties, LLC.

Lot Nineteen (19), Block Eight (8), 2nd Addition to Bel-Aire 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 24, at Page 23 thereof, reference to which is hereby made in aid of and as part of this description.

This conveyance is made subject to any and all prior reservations, restrictions, easements, exceptions, covenants and conditions of record, including any mineral, oil or gas reservations and any covenants or restrictions which appear of record.

This conveyance is subject to the Easements as set forth in: Instrument No. 2007-11788-D-J1, dated December 3, 2007; and Perpetual Easement and/or Temporary Construction Easement, Book 1378, Pages 499 to 502, dated December 10, 1996.

If bounded by water, the warranty granted herein shall not extend to any part of the above-described property which is tideland or coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act and this conveyance includes any natural accretion and is subject to any erosion due to the action of the elements.

It is agreed and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to make all necessary adjustments on the basis of an actual proration.

**WITNESS THE SIGNATURE** of the Grantor this the 25th day of March 2025.

**GRANTOR**

*William Douglas Pyron*  
William Douglas Pyron, Managing Member of  
Pyron Real Estate, LLC.

**STATE OF MISSISSIPPI  
COUNTY OF HARRISON**

Personally appeared before me, the undersigned authority in and for said county and state, on this the 25th day of March 2025, within my jurisdiction, the within named William Douglas Pyron, Managing Member of Pyron Real Estate, LLC, who signed, executed and delivered the above and foregoing instrument.

GIVEN under my hand and official seal of office.

My commission expires: 06/21/2026

*Anita Kaye Bryant*  
Notary Public

Warranty Deed  
Grantor: Pyron Real Estate, LLC.  
Grantee: Grand Hall Properties, LLC.





1st Judicial District  
Instrument 2007 11788 D -J1  
Filed/Recorded 12 4 2007 8 25 A  
Total Fees 12.00  
2 Pages Recorded

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT

TITLE NOT EXAMINED

**EASEMENT**

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, ROBERT J. ENOCHS and ANITA P. ENOCHS, hereinafter referred to as "Grantor," does hereby grant, bargain, sell, and convey unto DARA SKINNER, INC., a Mississippi corporation, hereinafter referred to as "Grantee," an easement and right-of-way, for ingress and egress, through, upon, over, and across the land being located in the First Judicial District of Harrison County, Mississippi, being described as follows, to-wit:

An ingress and egress easement of five (5) feet along the east property line of Lot 19, Block 8, of the 2<sup>nd</sup> ADDITION TO BEL-AIRE SUBDIVISION in Harrison County, Mississippi, as per map or plat thereof recorded in Book 24 at Page 23 of the Records of Plats on file in the office of the Chancery Clerk of Harrison, Mississippi, thereof reference to which is hereby made in aid of and as a part of this description, situated in Section 9, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi.

This easement is given subject to any and all prior recorded or existing easements or rights-of-way. This easement runs with the land.

This easement does not affect the current placement of the sign located on Grantor's property and Grantor is not required to relocate said sign in connection with this easement, and Grantee does not receive any rights to said sign under this easement.

WITNESS OUR SIGNATURES, this the 3<sup>rd</sup> day of December, 2007.

\_\_\_\_\_  
ROBERT J. ENOCHS  
  
\_\_\_\_\_  
ANITA P. ENOCHS

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

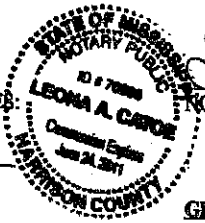
Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, the within named Robert J. Enoch and Anita P. Enoch, who each acknowledged to me that he/she signed, executed, and delivered the above and foregoing Easement on the day and

16

year therein written as their free and voluntary act and deed.

WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, this the 3<sup>rd</sup> day of December, 2007.

MY COMMISSION EXPIRES:



*Leona A. Carole*  
NOTARY PUBLIC

**GRANTOR'S ADDRESS:**

Robert J. & Anita P. Enochs  
15053 Dedeaux Road  
Gulfport, Mississippi 39503  
(228) 539-6761

**GRANTEE'S ADDRESS:**

Dara Skinner, Inc.  
15045 Dedeaux Road  
Gulfport, Mississippi 39503  
(228) 831-0948

**PREPARED BY AND RETURN TO:**

Dara Skinner, Attorney at Law  
Post Office Box 10256  
Gulfport, Mississippi 39505  
(228) 831-0948  
MS Bar No. 10207

**INDEXING INSTRUCTIONS:**

A 5' wide ingress and egress easement situated along the east property line of Lot 19, Block 8, of the 2<sup>nd</sup> Addition to Bel-Aire Subdivision, Section 9, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi.

16  
ENTERED

PERPETUAL EASEMENT AND/OR TEMPORARY CONSTRUCTION EASEMENT

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 (\$10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, I, Kevin A. McClure and Sharon L. McClure, do hereby sell, convey and warrant specially unto the CITY OF GULFPORT, MISSISSIPPI, a perpetual (permanent) easement, and also a temporary construction easement to certain land and property situated in the City of Gulfport, in the First Judicial District of the County of Harrison, State of Mississippi, to-wit:

A PERPETUAL (PERMANENT) EASEMENT AND/OR TEMPORARY CONSTRUCTION EASEMENT AND RIGHT-OF-WAY FOR THE WIDENING AND IMPROVEMENT OF DEDEAUX ROAD IN GULFPORT, MISSISSIPPI, AND FOR CONSTRUCTION, INSTALLATION AND MAINTENANCE OF ANY AND ALL RELATED STREET, DRAINAGE, SIDEWALK, AND UTILITY FACILITIES ON PROPERTY DESCRIBED, AS FOLLOWS:

PARTICULARLY DESCRIBED AND SHOWN ON PLAT OF SURVEY OF GARRY T. ALLEN, R.L.S., DATED May 22, 1996, ANNEXED HERETO AS A PART HEREOF.

This conveyance is subject to any and all presently existing or recorded easements or rights-of-ways, and any restrictions or covenants of record affecting said property.

There are excepted from this conveyance any and all prior recorded oil, gas or other mineral rights affecting said property.

Grantor certifies that he has made no mortgages, deeds of trust, or liens affecting said property and requiring releases, other than the following:

Subject to that Deed of Trust dated February 17, 1989 from B.J. Cornett to Ray L. Crowell, Trustee, for and on behalf of Southern Federal Bank for Savings, beneficiary and recorded February 21, 1989 in Deed of Trust Book 1272 at Page 524 in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

Subject to that Deed of Trust dated July 14, 1989 from Kevin A. McClure and Sharon L. McClure to Herbert W. Wilson, Trustee, for and on behalf of Southern Federal Bank for Savings, beneficiary and recorded July 17, 1989 in Deed of Trust Book 1288 at Page 349 in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi. Said Deed of Trust was assigned to Real Estate Financing, Inc. by assignment dated July 31, 1991 and recorded July 14, 1992 in Deed of Trust Book 1418 at Page 378 in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

The easement hereby conveyed constitutes no part of the homestead property of the herein named Grantor, nor has it ever constituted a part of his homestead property, but is a part of the property conveyed to Kevin A. McClure and Sharon L. McClure by Warranty Deed dated July 14, 1989, from B.J. Cornett, filed for record on July 17, 1989, and recorded in Book 1115 at Page 226 of the Records of Deeds to Lands

in the office of the Chancery Clerk of the First Judicial District of Harrison, County, Mississippi.

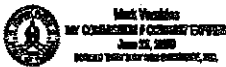
WITNESS MY signature on this the 10 day of DECEMBER, A.D., 1996.

Kevin A. McClure  
Kevin A. McClure  
USDA/ARS 56 9700

Sharon L. McClure  
Sharon L. McClure  
USDA/ARS 56 0547

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

PERSONALLY CAME and appeared before me, the undersigned authority, in and for the state and county aforesaid, Kevin A. McClure and Sharon L. McClure, on this the 10 day of December, 1996, who acknowledged before me that they signed, executed and delivered the above and foregoing instrument in writing on the day and date therein mentioned as their free and voluntary act and deed.



Mark Venable  
NOTARY PUBLIC

(SEAL)  
My Commission Expires:

06-23-00

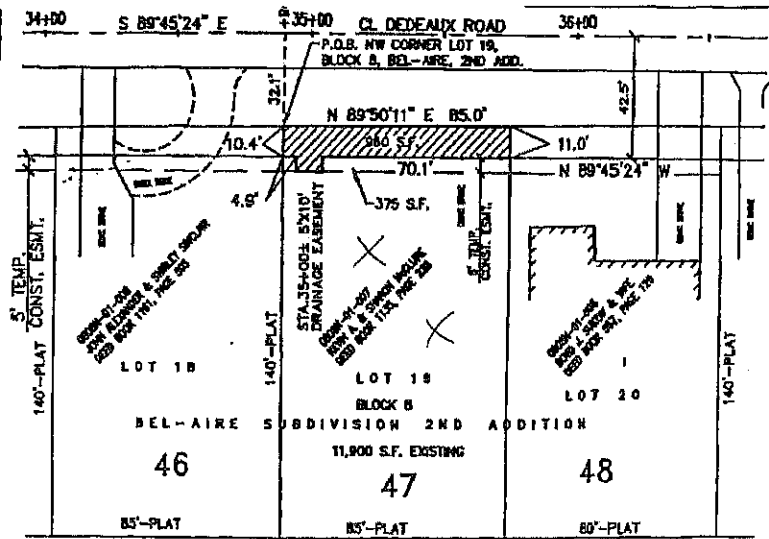
This Instrument Prepared By:

Deborah A. Graham  
238 B Courthouse Road  
Gulfport, Ms 39507  
601-897-1994  
Bar License No. 9045  
Attorney at Law

Grantors:  
Kevin A. McClure and Sharon L. McClure  
15053 Dedeaux Road  
Gulfport, MS 39503  
904-721-2445

Grantees:  
City of Gulfport  
2309 15th Street  
Post Office Box 1780  
Gulfport, MS 39502  
(601) 868-5811

Indexing Instructions:



18

**LEGAL DESCRIPTION:**

**PERMANENT EASEMENT:**

A parcel of land located in and being a part of Lot 19, Block 8, Bel-Aire Subdivision, Second Addition, Gulfport, Harrison County, Mississippi, more particularly described as follows:

**BEGINNING** at the NW corner of said Lot 19, thence run North 89 degrees 50 minutes 11 seconds East along the present south line of Dedeaux Road 85.0 feet to the east line of said Lot 19, thence run South along said east line 11.0 feet to a point which is 42.5 feet south of centerline of Dedeaux Road per STP-9370(2)A plans, thence run North 89 degrees 45 minutes 24 seconds West and parallel to said centerline 70.1 feet, thence run South 00 degrees 14 minutes 36 seconds West 5.0 feet, thence run North 89 degrees 45 minutes 24 seconds West 10.0 feet, thence run North 00 degrees 14 minutes 36 seconds East 5.0 feet, thence run North 89 degrees 45 minutes 24 seconds West 4.9 feet to the west line of said Lot 19, thence run North along said west line 10.4 feet to the POINT OF BEGINNING. Said parcel contains 960 square feet.

**TEMPORARY CONSTRUCTION EASEMENT:**

**BEGINNING** at the SW corner of the above described permanent easement, which point is on the West line of said Lot 19 and 42.5 feet South of said centerline of Dedeaux Road, thence run South 89 degrees 45 minutes 24 seconds East along the south line of said permanent easement 4.9 feet, thence run South 00 degrees 14 minutes 36 seconds West 5.0 feet, thence run South 89 degrees 45 minutes 24 seconds East 10.0 feet, thence run North 00 degrees 14 minutes 36 seconds East 5.0 feet, thence run South 89 degrees 45 minutes 24 seconds East 70.1 feet, thence run South along the east line of said Lot 19, 5.0 feet, thence run North 89 degrees 45 minutes 24 seconds West 85.0 feet, thence run North along the west line of said Lot 19, 5.0 feet to the POINT OF BEGINNING. Said parcel contains 375 square feet.



This drawing and legal description(s) have been prepared for the exclusive purpose of acquiring additional right-of-way for the widening of Dedeaux Road, and its use is not certified for any other purpose.

*Garry T. Allen*  
 GARRY T. ALLEN, R.L.S.  
 May 22, 1996



SCALE: 1" = 40'

**ALLEN & ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 1604 26th Street, Gulfport, MS 39501  
 (601) 865-6434  
 DWG. NO.: 06395-47

Instrument No. 5129

**STATEMENT OF FEES**

Recording Fee	80.00
Records Management Fee	31.00
Abstracting/Section Fee at \$1.00 each	1.00
Marginal Entry at \$9 each	
Other	
<b>TOTAL FEES COLLECTED</b>	<u>800</u>

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT

I hereby certify that this instrument was received and filed for record in 10 books and 21 minutes A. M. on 29 day of July A.D. 1997 and recorded July 30, 1997 in Records of Deeds, Book 1378 Page 599-50

By *Heidi R. ...* R.C.



HARRISON COUNTY, MS  
Property Search Application



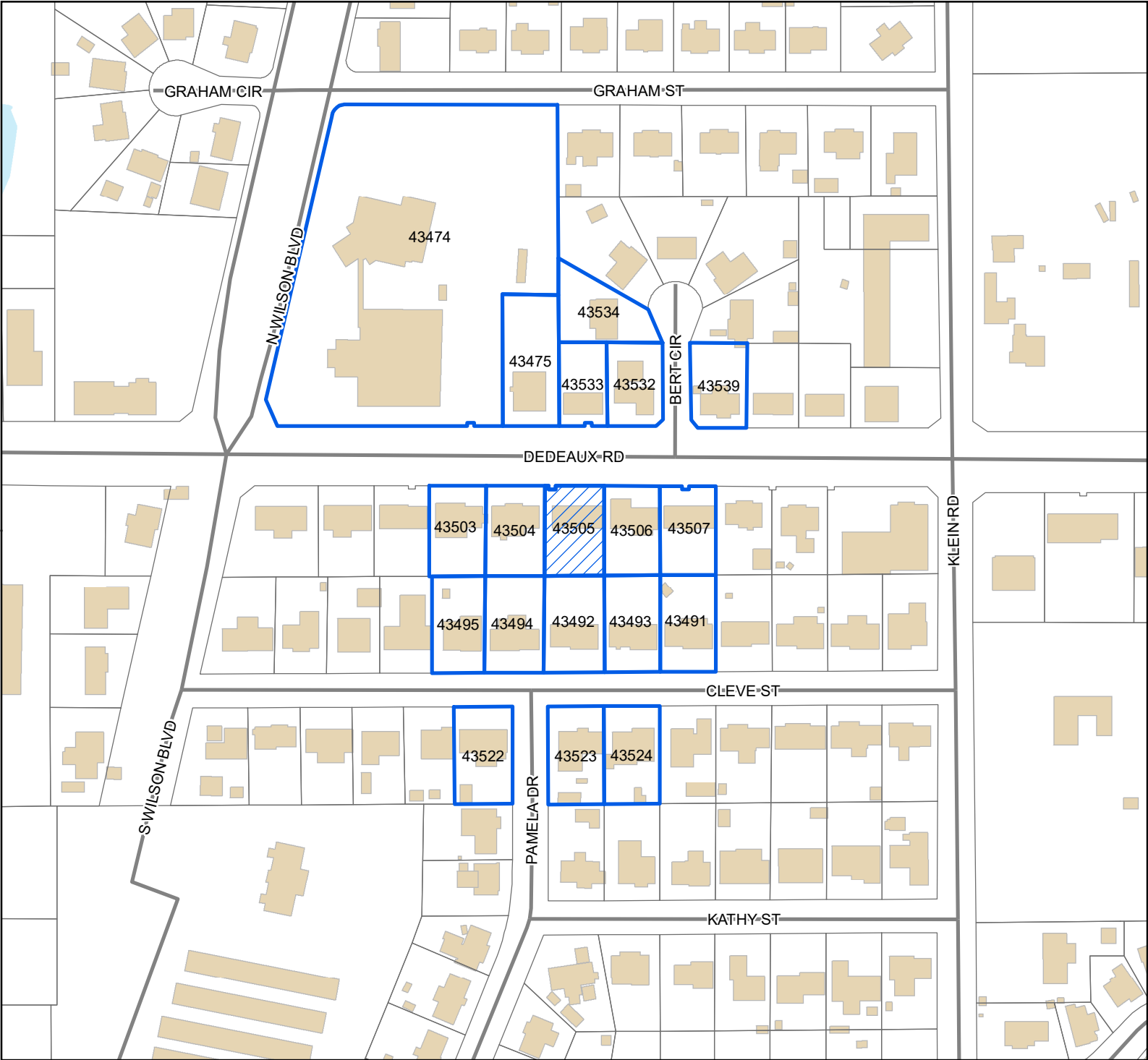
DeDeaux Rd  
BERT CIR  
DeDeaux Rd  
DeDeaux Rd  
DeDeaux Rd

80 0808N-01-009,000 130.2	85 0808N-01-008,000 129.6	70.1 0808N-01-007,000 70.1	80 0808N-01-006,000 128.4	31.9 5 10 5 38.1 0808N-01-005,000 127.9	73.9 5 4.1 5 3.9 74.1 0808N-01-004,000 122.3	80 80 80 0808N-01-003,000 126.7	10 5 0808N-01-002,000 121.7
17 0808N-01-017,000	18 0808N-01-018,000	19 0808N-01-019,000	20 0808N-01-020,000	21 0808N-01-021,000	22 0808N-01-022,000	23 0808N-01-023,000	
80 0808N-01-017,000	75 0808N-01-017,000						





Earl Community Maps Contributors © OpenStreetMap, Microsoft, CO.N.A.N.Y.: Sun, TomTom, Garmin, SafeG...

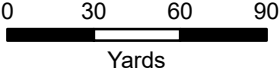
40ft

Search Results



Legend

-  Site
-  Street
-  Buildings
-  Water Features



1 inch = 200 feet



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

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0808N-01-007.000	GRAND HALL PROPERTIES LLC (OWNER)	14376 CAMPGROUND RD	SAUCIER	MS	39574
			SUZANE STAFFORD (AGENT)	14376 CAMPGROUND RD	SAUCIER	MS	39574
			<b>Adjacent Property Owners (2505ZB063)</b>				
	43539	0808K-02-053.000	TINKER MARY K	15032 DEDEAUX RD	GULFPORT	MS	39503
	43475	0808K-02-046.000	SOUTHERN FARM BUREAU CASUALTY INSUR	1800 EAST COUNTY LINE RD	RIDGELAND	MS	39157
	43506	0808N-01-006.000	ALBRITTON ACCOUNTING AGENCY INC	P O BOX 3145	GULFPORT	MS	39505
	43493	0808N-01-020.000	CHESTER BARRY A JR	112 CLEVE ST	GULFPORT	MS	39503
	43495	0808N-01-017.000	WALLACE ANTHONY L	202 CLEVE ST	GULFPORT	MS	39503
	43504	0808N-01-008.000	BOBINGER JAYME & LARRY	1 KAYS DRIVE	LONG BEACH	MS	39560
	43534	0808K-02-048.000	RUIZ WALTER S	204 BERT CIRCLE	GULFPORT	MS	39503
	43503	0808N-01-009.000	SMILEY KEVIN & LETICIA DAY	11334 FAIRFIELD LN	GULFPORT	MS	39503
N	43507	0808N-01-005.000	SMILEY KEVIN & LETICIA DAY	15037 DEDEAUX RD	GULFPORT	MS	39503
	43491	0808N-01-021.000	CHAIX ANDREA	110 CLEVE ST	GULFPORT	MS	39503
	43524	0808N-01-031.000	HENDRY BADCY M -TOD-	111 CLEVE ST	GULFPORT	MS	39501
	43523	0808N-01-032.000	I-10 PROPERTIES	6813 SOUTHWIND DR	BILOXI	MS	39532
	43522	0808N-04-012.000	THORNTON LAVERNE -TRUSTEE-	201 CLEVE ST	GULFPORT	MS	39503
	43474	0808K-02-045.000	BEL AIRE BAPTIST CHURCH	15080 DEDEAUX RD	GULFPORT	MS	39503
	43505	0808N-01-007.000	PYRON REAL ESTATE LLC	PO BOX 55929	JACKSON	MS	39296
	43492	0808N-01-019.000	JACKSON MICHELLE	114 CLEVE STREET	GULFPORT	MS	39503
	43494	0808N-01-018.000	BARNES EVELYN J -ESTATE-	200 CLEVE ST	GULFPORT	MS	39503
	43533	0808K-02-047.000	SPEAGLE JOHN LEVI	15060 DEDEAUX RD	GULFPORT	MS	39503
	43532	0808K-02-047.001	CLEMONS ODIS	15044 DEDEAUX RD	GULFPORT	MS	39503



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	656558	Print Legal Ad-IPL02294830 - IPL0229483	ZB / May 15	1	83 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, May 15, 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 2505ZB049**, by owner Veloping Investments LLC, seeking approval for 9 regular parking spaces where 15 are required, Tax Parcel 0910L-02-018.000, 612 35th Street, Zoned B-2 (General Business), Ward 3

**Variance 2505ZB050**, by owner Veloping Investments LLC, seeking approval for parking that backs out into the right-of-way, Tax Parcel 0910L-02-018.000, 612 35th Street, Zoned B-2 (General Business), Ward 3

**Variance 2505ZB055**, by owner Ria Properties AZ, LLC, seeking approval for 19 regular parking spaces where 32 are required, Tax Parcel 0811L-04-115.000, 1201 31st Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

**Special Exception 2505SE059**, by agent Marnie Adams, seeking approval for a liquor store use, Tax Parcel 0810N-04-037.000, 2905 25th Ave Suite A, Zoned B-2 (General Business), Ward 3

**Variance 2505ZB062**, by agent John H Ruble, seeking approval for a 15-foot front yard setback where 25 feet is required, Tax Parcel 1010B-03-001.002, John Evans Road, Zoned R-2 (Single-Family), Ward 5

**Variance 2505ZB063**, by agent Suzanne Stafford, seeking approval for 5 regular parking spaces where 8 is required, Tax Parcel 0808N-01-007.000, 15053 Dedeaux Road, Zoned B-2(General Business), Ward 4

**Variance 2505ZB064**, by agent Suzanne Stafford, seeking approval for parking that backs out into the right-of-way, Tax Parcel 0808N-01-007.000, 15053 Dedeaux Road, Zoned B-2(General Business), Ward 4

**Variance 2506ZB068**, by owner Gabrielle Vincent, seeking approval for a 17-foot second frontage setback where 25 feet is required, Tax Parcel 0911F-01-005.001, 1537 Midway Avenue, Zoned R-1-7.5, Ward 2

This 30th day of April 2025  
 A. Leslie North, Chairman  
 City of Gulfport Zoning Board of Adjustment and Appeals  
 IPL0229483  
 Apr 30 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:  
 04/30/25

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.

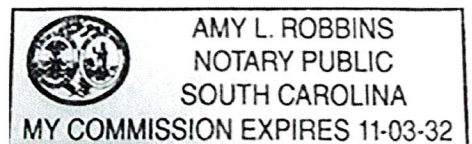
*Mary Castro*

Sworn to and subscribed before me this 6th day of May 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 24<sup>TH</sup> AVENUE  
228.868.5710 | [PLANNERS@GULFPORT-MS.GOV](mailto:PLANNERS@GULFPORT-MS.GOV)

## ZONING BOARD OF ADJUSTMENT AND APPEALS

---

**Hearing Date: Thursday, May 15, 2025**

**Variance 2505ZB064: Variance 2505ZB064, by agent Suzanne Stafford, seeking approval for parking that backs out into the right-of-way, Tax Parcel 0808N-01-007.000, 15053 Dedeaux Road, Zoned B-2(General Business), Ward 4**

# Technical Report

## VARIANCE

### GENERAL INFORMATION

Case File Number: 2505ZB064

Hearing Date: May 15, 2025

Current Zoning/Use: B-2 / Commercial Structures

Legal: Variance 2505ZB064, by agent Suzanne Stafford, seeking approval for parking that backs out into the right-of-way, Tax Parcel 0808N-01-007.000, 15053 Dedeaux Road, Zoned B-2(General Business), Ward 4

### 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 approval for a variance allowing parking at a commercial location to back out into city right of way.

- (a) The applicant notes that Grand Hall Properties will be leasing to Treasure Market, a retail thrift/consignment boutique along Dedeaux Road. Upon staff review of the subject site, the parking lot, located in front of the business, is pre-existing, non-conforming.
- (b) In the application, the applicant cites that this property is part of an older subdivision that was later converted to commercial use. Upon staff review, the building and the parking lot surrounding it were pre-existing, non-conforming. Since the structure existed prior to the applicant obtaining the property, it is not a hardship that they caused.
- (c) The applicant states that due to the property's small lot size and existing layout, backing out into the city right of way is the only practical solution. The current zoning ordinance requires one space per 300 square feet of gross floor area. The current size of the building is approximately 1,657 square feet, of which six parking spaces are required and one handicapped parking space with van accessibility. Upon staff review of the location, the building was constructed before the parking ordinance and due to the unusual character of the subject site, an ordinance change is needed as it would be more appropriate in this circumstance.
- (d) The applicant records that the purchase of this property was based on its commercial zoning and alignment with our business model as well as improving the area and provide a much-needed service to the community. Due to parking that back out into the city right of way, any new business, or use that differs from what was already existing would be required to bring the site up to current ordinance. As it would not be possible to bring the site into conformity, with regards to backing into the city right of way, by commercial renovations, a variance would be required to bring the site into conformity.
- (e) The applicant cites that approval of this variance would not grant Grand Hall Properties LLC or Treasures Market any special privileges beyond those available to other commercial properties along Dedeaux Road. Upon staff review of the surrounding area, there are other existing businesses on Dedeaux Road that have parking that back out into city right of way, such as last year's case # 2407ZB109, by owner LaBella's Salon LLC at 15095 Dedeaux Road.
- (f) This property is zoned B-2, and a retail business is permitted use.

### **EXECUTIVE SUMMARY**

The applicant is seeking approval for parking that that backs out into city right of way. The parking lot for the site is pre-existing, non-conforming. Upon reviewing the nearby area, there are other existing businesses along Dedeaux Road that have similar issues regarding parking that backs out into the city right of way such as last year's case # 2407ZB109, by owner LaBella's Salon LLC at 15095 Dedeaux Road. The applicant's request would be in harmony with the surrounding area.

Any approval should consider these conditions:

1. Approval allows parking that backs out into the city right of way.

# Technical Report

## VARIANCE

### *DEPARTMENTAL CONDITIONS*

**Engineering:** No conditions. Memo dated 5/1/2025.

**Public Works:** No comment as of 5/2/2025.

**Traffic and Safety:** No comment as of 5/2/2025.

**Building Code Services:** No conditions. Memo dated 4/25/2025.

**GIS:** No conditions. Memo dated 5/1/2025.

**Police Department:** No comment as of 5/2/2025.

**Fire Department:** No conditions. Memo dated 4/25/2025.

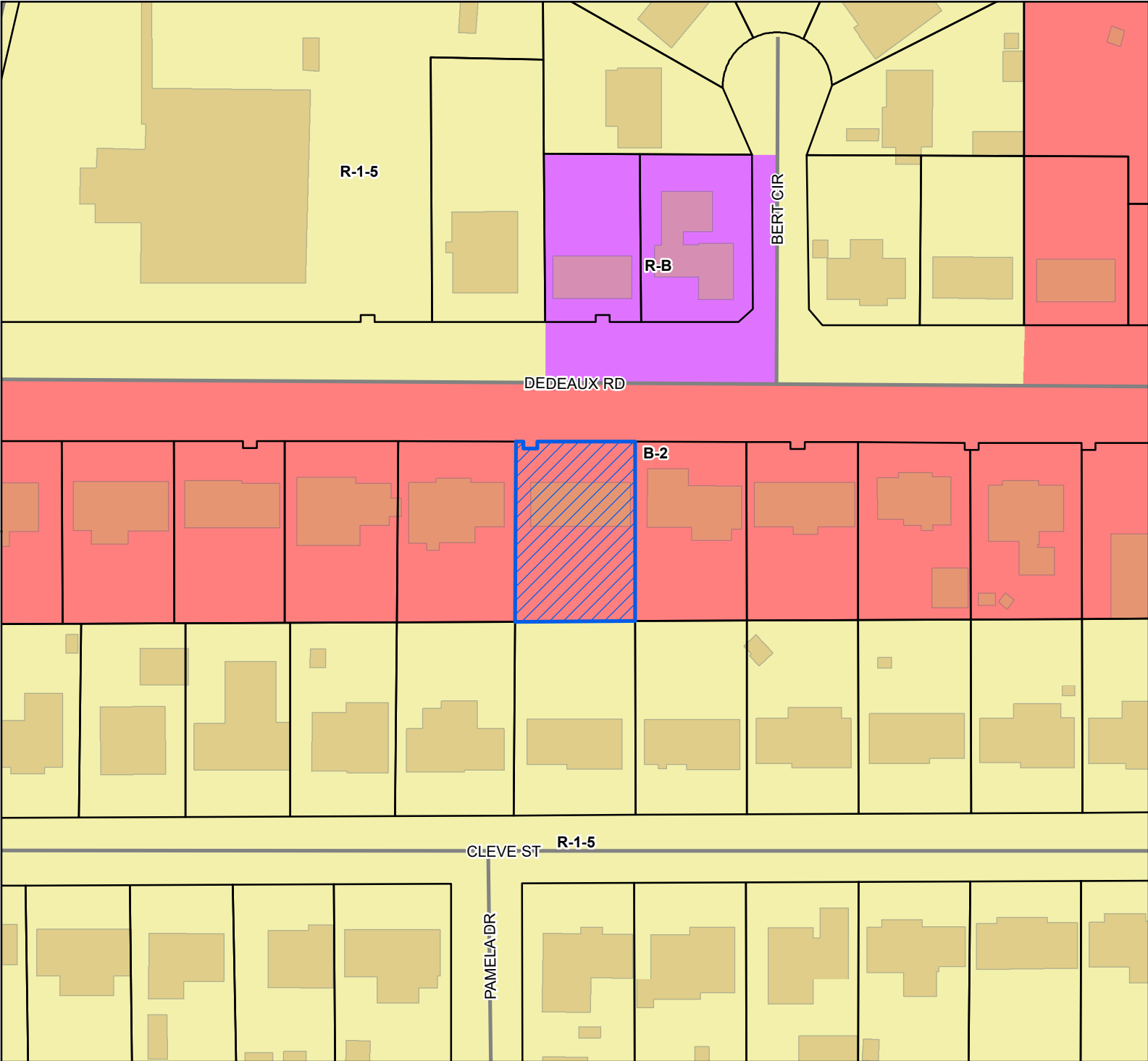
**City Arborist:** No conditions. Memo dated 4/25/2025.

### *DIRECTOR APPROVAL*

This report has been reviewed and approved by:



\_\_\_\_\_  
Greg Holmes  
Director of Urban Development Department



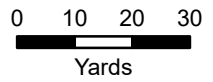
**Legend**

- Site
- Street
- Parcels
- Buildings
- City Limit

**Zoning**

- B-2 - General Business District
- R-1-5 - Single Family Residence District (Medium Density)
- R-B - Residence-Business District

**Site Information**  
 0808N-01-007.000  
 Zoning: B-2 (General Business)  
 Size: 11082.35 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:**

Grand Hall Properties LLC

Printed Name of Owner

14376 Campground Rd

Mailing Address

Saucier MS 39574

City

State

Zip Code

504-701-9994

Home Phone

Work/Cell Phone

Suzanne@elemental-design.com

Email

Suzanne D Stafford

Signature of Owner

**AGENT:**

Suzanne Stafford, member

Printed Name of Agent

14376 Campground Rd

Mailing Address

Saucier MS 39574

City

State

Zip Code

504-701-9994

Home Phone

Work/Cell Phone

Suzanne@elemental-design.com

Email

Suzanne D Stafford

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: \_\_\_\_\_



**DESIGNATION OF AGENT**

I, Grand Hall Properties LLC being property owner of 15053 Dedeaux Rd Gulfport MS 39503  
PRINT NAME PRIMARY ADDRESS OR PARCEL

which is the subject of this application hereby authorize Suzanne Stafford 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.

Suzanne Stafford  
SIGNATURE

3/31/2025  
DATE

**STATE OF MISSISSIPPI | COUNTY OF HARRISON**

Given under my hand and seal of office this the 31<sup>st</sup> day of March, 20 25

Katilin Jacobs  
NOTARY PUBLIC

5/22/27  
COMMISSION EXPIRATION





# COVENANT AFFIDAVIT

I, Suzanne Stafford being property owner or agent of the property 15053 Dedeaux Rd  
PRINT NAME Gulfport MS 39503  
(35) 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.

Suzanne Stafford  
SIGNATURE

3/31/2025  
DATE

## STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 31<sup>st</sup> day of March, 20 25

Katilin Jacobs  
NOTARY PUBLIC



5/22/29  
COMMISSION EXPIRATION

**CORPORATE RESOLUTION  
OF  
GRAND HALL PROPERTIES, LLC**

---

Kathleen Dummer and Suzanne Stafford, being the sole members in Grand Hall Properties, LLC, a Mississippi limited liability company (hereinafter the “Company”), hereby adopt the following resolution in compliance with all applicable provisions of the Company’s Operating Agreement:

**I. RECITALS**

**WHEREAS**, Grand Hall Properties, LLC, is a limited liability company, organized and existing under the laws of the State of Mississippi and authorized to do business in the State of Mississippi; and

**WHEREAS**, the undersigned sole members of the Company agree that it is in the best interest of the Company to purchase certain real property, more particularly described herein.

**WHEREAS**, Company has purchased the real property with the municipal address of 15053 Dedeaux Road, Harrison County, Gulfport, MS 39503 (Parcel ID# 0808N-01-007.000) (the “Property”) from Pyron Real Estate, LLC, the Seller, on March 25, 2025.

**NOW THEREFORE**, the undersigned members hereby resolve as follows:

1. Any one or more of the following officers of the Company may enter into such assignments and/or agreements, execute such other instruments and documents, engage counsel and other professional services as necessary, deliver such instruments and documents, and remit such payments as are necessary to complete any actions or transactions related to the property without further action by the members: Kathleen Dummer and Suzanne Stafford. Any action thus far taken by these individuals in furtherance of the transaction herein described are ratified and affirmed.

Variance Submission for parking access onto easement for  
15053 Dedeaux Road, Gulfport, MS 39503

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?)*
  - Grand Hall Properties LLC will be leasing the property to **Treasures Market**, a retail thrift/consignment boutique specializing in formals, costumes, holiday décor, and event wear. We also provide alterations, custom sewing, and upcycling/craft classes.
  - The property is zoned **B-2 General Business** and is ideally located along a **bus route**, reducing the need for extensive on-site parking. Additionally, the building's backyard features green space that serves as an essential **photo session area** for our business.
  - Due to the nature of our operations, customer traffic is **staggered**, as we offer limited studio hours and operate **primarily by appointment** to provide individualized service.
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.)*
  - This property is part of an **older subdivision that was later converted to commercial use**, resulting in **smaller lot sizes**. The previous tenant, an insurance office, required minimal parking.
  - Other commercial businesses along Dedeaux Road **face similar constraints**, with many properties relying on **limited front-lot parking** and shared access points.
  - Additionally, a **13-foot perpetual easement and right-of-way along Dedeaux Road** restricts expansion of the front parking area. No additional land is available to create alternative parking configurations.
3. *Demonstrate that an unnecessary hardship is created by the physical character of the property and is peculiar and unusual to such an extent that it is evidence that amendment of the zoning ordinance does not offer a reasonable solution. (i.e., Explain what your hardship is and why the property cannot comply with the zoning ordinance. Further, explain why this hardship is not commonly found on other properties?)*
  - The current zoning ordinance requires **six (6) parking spaces** based on the **1,657 square feet** of building space (at 300 sq. ft. per space). The attached site plan demonstrates compliance by providing:
    - (6) 9'x18' standard parking spaces
    - (1) 9'x18' handicap-accessible space with a 5' van loading zone
    - Access to space #6 via a shared ingress/egress easement
  - To effectively utilize the available parking spaces, vehicles in front building parking area must be **permitted to back out onto the 13-foot perpetual easement and right-of-way along Dedeaux Road**. Due to the property's small lot size and existing layout, this is the only practical solution.
  - Expanding parking into the backyard is not feasible, as this space is a key part of our business operations.
  - The building square footage is listed on the attached 2024 Harrison County Landroll Information sheet.
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*

Variance Submission for parking access onto easement for  
15053 Dedeaux Road, Gulfport, MS 39503

*reasonable economic return and/or the right to reasonable development of your property which might generally be expected in your district.)*

- Our purchase of this property was based on its commercial zoning and alignment with our business model as well as to **improve the area and provide a much-needed service to the community**. . Other businesses in converted homes along this corridor operate under similar conditions.
- Strict enforcement of additional parking restrictions would place **an unnecessary financial burden** on our business and **limit our ability to improve the property** while maintaining its intended commercial use.

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?)*

- Approval of this variance would **not** grant Grand Hall Properties LLC or Treasures Market any special privileges beyond those available to other commercial properties along Dedeaux Road.
- We are only requesting a variance allowing vehicles in designated parking spaces to **safely back out onto the 13-foot perpetual easement and right-of-way along Dedeaux Road** within the existing parking lot layout. This will allow vehicles to safely merge into traffic on Dedeaux Road.

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.*

- Treasures Market operates as a **permissible retail thrift/consignment business**, which aligns with B-2 zoning regulations.
- We request this **variance to allow vehicles to back out onto the easement** in order to accommodate the existing lot constraints while maximizing available parking spaces.

### **Additional Business Context**

Grand Hall Properties LLC will be leasing the property to a retail thrift/consignment boutique, Treasures Market.

Treasures Market is the Mississippi Gulf Coast's **only** year-round formalwear and costume boutique. We provide an **affordable, sustainable** shopping option for prom, Mardi Gras, cosplay, and themed events. Our commitment to **upcycling and alterations** helps reduce textile waste, supporting both the environment and local families. Additionally, we donate a portion of sales to local nonprofits.

### Attachments:

- General Warranty Deed
- Corporate Resolution naming agent
- Property Easement documents
- Google Earth parking layout
- 11x17 site plan
- 2024 Harrison County Landroll Information sheet listing building square footage





MLS United LLC



# Michael Watson

## SECRETARY OF STATE

This is not an official certificate of good standing.

### Name History

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Name	Name Type
Grand Hall Properties, LLC	Legal

### Business Information

---

<b>Business Type:</b>	Limited Liability Company
<b>Business ID:</b>	1477300
<b>Status:</b>	Good Standing
<b>Effective Date:</b>	02/20/2025
<b>State of Incorporation:</b>	Mississippi
<b>Principal Office Address:</b>	NO PRINCIPAL OFFICE ADDRESS FOUND

### Registered Agent

---

**Name**  
Stephen Dummer  
Dummer Law Group, PLLC, 796 Howard Ave. 1st Floor  
Biloxi, MS 39530

### Officers & Directors

---

Name	Title
Suzanne Stafford 14376 Campground road Saucier, MS 39574	Manager



*Angela Hunt* 1st JUDICIAL DISTRICT  
Instrument 2025-0005979-D-J1  
Filed/Recorded 04/01/2025 9:00:01 AM  
Total Fees 26.00  
2 Pages Recorded

---

**Prepared by:**

Stephen W. Dummer  
Dummer Law Group, PLLC  
796 Howard Ave. First Floor  
Biloxi, MS 39530  
Telephone: (228) 392-2003  
Facsimile: (228) 392-7618

**Return to:**

Stephen W. Dummer  
Dummer Law Group, PLLC  
796 Howard Ave. First Floor  
Biloxi, MS 39530  
Telephone: (228) 392-2003  
Facsimile: (228) 392-7618

**STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT**

**INDEXING INSTRUCTIONS:** Lot 19, Block 8. 2<sup>nd</sup> Addition to Bel-Aire Subdivision, Harrison County, Mississippi.

**GENERAL 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 are hereby acknowledged,

Pyron Real Estate, LLC. (Grantor)  
A Mississippi Limited Liability Company  
1647 Lakeland Drive  
Jackson, MS 39216  
601-750-4389

does hereby sell, convey, and warrant the subject property in fee simple against all claims of persons claiming by, though, or under Grantor and/or any previous owner to

Grand Hall Properties, LLC. (Grantee)  
A Mississippi Limited Liability Company  
14376 Campground Road  
Saucier, MS 39574  
504-701-9994

the following described land and property situated in Harrison County, Mississippi, to-wit:

Warranty Deed

Grantor: Pyron Real Estate, LLC.

Grantee: Grand Hall Properties, LLC.

Lot Nineteen (19), Block Eight (8), 2nd Addition to Bel-Aire 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 24, at Page 23 thereof, reference to which is hereby made in aid of and as part of this description.

This conveyance is made subject to any and all prior reservations, restrictions, easements, exceptions, covenants and conditions of record, including any mineral, oil or gas reservations and any covenants or restrictions which appear of record.

This conveyance is subject to the Easements as set forth in: Instrument No. 2007-11788-D-J1, dated December 3, 2007; and Perpetual Easement and/or Temporary Construction Easement, Book 1378, Pages 499 to 502, dated December 10, 1996.

If bounded by water, the warranty granted herein shall not extend to any part of the above-described property which is tideland or coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act and this conveyance includes any natural accretion and is subject to any erosion due to the action of the elements.

It is agreed and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to make all necessary adjustments on the basis of an actual proration.

**WITNESS THE SIGNATURE** of the Grantor this the 25th day of March 2025.

**GRANTOR**

*William Douglas Pyron*  
William Douglas Pyron, Managing Member of  
Pyron Real Estate, LLC.

**STATE OF MISSISSIPPI  
COUNTY OF HARRISON**

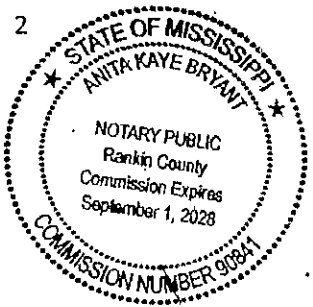
Personally appeared before me, the undersigned authority in and for said county and state, on this the 25th day of March 2025, within my jurisdiction, the within named William Douglas Pyron, Managing Member of Pyron Real Estate, LLC, who signed, executed and delivered the above and foregoing instrument.

GIVEN under my hand and official seal of office.

My commission expires: 06/21/2026

*Anta Kaye Bryant*  
Notary Public

Warranty Deed  
Grantor: Pyron Real Estate, LLC.  
Grantee: Grand Hall Properties, LLC.



Resolved this 31<sup>st</sup> day of March, 2025 by:

*Kathleen Dummer*

Kathleen Dummer, as Member/Manager  
of Grand Hall Properties, LLC

*Suzanne Stafford*

Suzanne Stafford, as Member/Manager  
of Grand Hall Properties, LLC

**STATE OF MISSISSIPPI  
COUNTY OF HARRISON**

Personally appeared before me, the undersigned authority in and for said county and state, on this 31st day of March, 2025, within my jurisdiction, the within named Kathleen Dummer, as authorized agent and Member/Manager of Grand Hall Properties, LLC, and that in said representative capacity she signed, executed and delivered the above and foregoing instrument, after having been duly authorized so to do.

GIVEN under my hand and official seal of office.

*Katilin Jacobs*

Notary Public

My commission expires: 5/22/27



**STATE OF MISSISSIPPI  
COUNTY OF HARRISON**

Personally appeared before me, the undersigned authority in and for said county and state, on this 31st day of March, 2025, within my jurisdiction, the within named Suzanne Stafford, as authorized agent and Member/Manager of Grand Hall Properties, LLC, and that in said representative capacity she signed, executed and delivered the above and foregoing instrument, after having been duly authorized so to do.

GIVEN under my hand and official seal of office.

*Katilin Jacobs*

Notary Public

My commission expires: 5/22/27





1st Judicial District  
Instrument 2007 11788 D -J1  
Filed/Recorded 12 4 2007 8 25 A  
Total Fees 12.00  
2 Pages Recorded

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT

TITLE NOT EXAMINED

**EASEMENT**

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, ROBERT J. ENOCHS and ANITA P. ENOCHS, hereinafter referred to as "Grantor," does hereby grant, bargain, sell, and convey unto DARA SKINNER, INC., a Mississippi corporation, hereinafter referred to as "Grantee," an easement and right-of-way, for ingress and egress, through, upon, over, and across the land being located in the First Judicial District of Harrison County, Mississippi, being described as follows, to-wit:

An ingress and egress easement of five (5) feet along the east property line of Lot 19, Block 8, of the 2<sup>nd</sup> ADDITION TO BEL-AIRE SUBDIVISION in Harrison County, Mississippi, as per map or plat thereof recorded in Book 24 at Page 23 of the Records of Plats on file in the office of the Chancery Clerk of Harrison, Mississippi, thereof reference to which is hereby made in aid of and as a part of this description, situated in Section 9, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi.

This easement is given subject to any and all prior recorded or existing easements or rights-of-way. This easement runs with the land.

This easement does not affect the current placement of the sign located on Grantor's property and Grantor is not required to relocate said sign in connection with this easement, and Grantee does not receive any rights to said sign under this easement.

WITNESS OUR SIGNATURES, this the 3<sup>rd</sup> day of December, 2007.

\_\_\_\_\_  
ROBERT J. ENOCHS  
  
\_\_\_\_\_  
ANITA P. ENOCHS

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

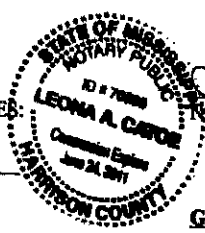
Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, the within named Robert J. Enoch and Anita P. Enoch, who each acknowledged to me that he/she signed, executed, and delivered the above and foregoing Easement on the day and

15

year therein written as their free and voluntary act and deed.

WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, this the 3<sup>rd</sup> day of December, 2007.

MY COMMISSION EXPIRES:



*Leona A. Carter*  
NOTARY PUBLIC

**GRANTOR'S ADDRESS:**  
Robert J. & Anita P. Enochs  
15053 Dedeaux Road  
Gulfport, Mississippi 39503  
(228) 539-6761

**GRANTEE'S ADDRESS:**  
Dara Skinner, Inc.  
15045 Dedeaux Road  
Gulfport, Mississippi 39503  
(228) 831-0948

**PREPARED BY AND RETURN TO:**  
Dara Skinner, Attorney at Law  
Post Office Box 10256  
Gulfport, Mississippi 39505  
(228) 831-0948  
MS Bar No. 10207

**INDEXING INSTRUCTIONS:**

A 5' wide ingress and egress easement situated along the east property line of Lot 19, Block 8, of the 2<sup>nd</sup> Addition to Bel-Aire Subdivision, Section 9, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi.

16  
ENTERED

PERPETUAL EASEMENT AND/OR TEMPORARY CONSTRUCTION EASEMENT

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 (\$10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, I, Kevin A. McClure and Sharon L. McClure, do hereby sell, convey and warrant specially unto the CITY OF GULFPORT, MISSISSIPPI, a perpetual (permanent) easement, and also a temporary construction easement to certain land and property situated in the City of Gulfport, in the First Judicial District of the County of Harrison, State of Mississippi, to-wit:

A PERPETUAL (PERMANENT) EASEMENT AND/OR TEMPORARY CONSTRUCTION EASEMENT AND RIGHT-OF-WAY FOR THE WIDENING AND IMPROVEMENT OF DEDEAUX ROAD IN GULFPORT, MISSISSIPPI, AND FOR CONSTRUCTION, INSTALLATION AND MAINTENANCE OF ANY AND ALL RELATED STREET, DRAINAGE, SIDEWALK, AND UTILITY FACILITIES ON PROPERTY DESCRIBED, AS FOLLOWS:

PARTICULARLY DESCRIBED AND SHOWN ON PLAT OF SURVEY OF GARRY T. ALLEN, R.L.S., DATED May 22, 1996, ANNEXED HERETO AS A PART HEREOF.

This conveyance is subject to any and all presently existing or recorded easements or rights-of-ways, and any restrictions or covenants of record affecting said property.

There are excepted from this conveyance any and all prior recorded oil, gas or other mineral rights affecting said property.

Grantor certifies that he has made no mortgages, deeds of trust, or liens affecting said property and requiring releases, other than the following:

Subject to that Deed of Trust dated February 17, 1989 from B.J. Cornett to Ray L. Crowell, Trustee, for and on behalf of Southern Federal Bank for Savings, beneficiary and recorded February 21, 1989 in Deed of Trust Book 1272 at Page 524 in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

Subject to that Deed of Trust dated July 14, 1989 from Kevin A. McClure and Sharon L. McClure to Herbert W. Wilson, Trustee, for and on behalf of Southern Federal Bank for Savings, beneficiary and recorded July 17, 1989 in Deed of Trust Book 1288 at Page 349 in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi. Said Deed of Trust was assigned to Real Estate Financing, Inc. by assignment dated July 31, 1991 and recorded July 14, 1992 in Deed of Trust Book 1418 at Page 378 in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

The easement hereby conveyed constitutes no part of the homestead property of the herein named Grantor, nor has it ever constituted a part of his homestead property, but is a part of the property conveyed to Kevin A. McClure and Sharon L. McClure by Warranty Deed dated July 14, 1989, from B.J. Cornett, filed for record on July 17, 1989, and recorded in Book 1135 at Page 228 of the Records of Deeds to Lands

in the office of the Chancery Clerk of the First Judicial District of Harrison, County, Mississippi.

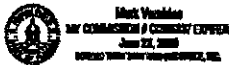
WITNESS MY signature on this the 10 day of DECEMBER, A.D., 1996.

Kevin A. McClure  
Kevin A. McClure  
US/MS/129 56 9700

Sharon L. McClure  
Sharon L. McClure  
US/MS/0611 13 - 004 56 0547

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

PERSONALLY CAME and appeared before me, the undersigned authority, in and for the state and county aforesaid, Kevin A. McClure and Sharon L. McClure, on this the 10 day of December, 1996, who acknowledged before me that they signed, executed and delivered the above and foregoing instrument in writing on the day and date therein mentioned as their free and voluntary act and deed.



Mark Venable  
NOTARY PUBLIC

(SEAL)  
My Commission Expires:

06-23-00

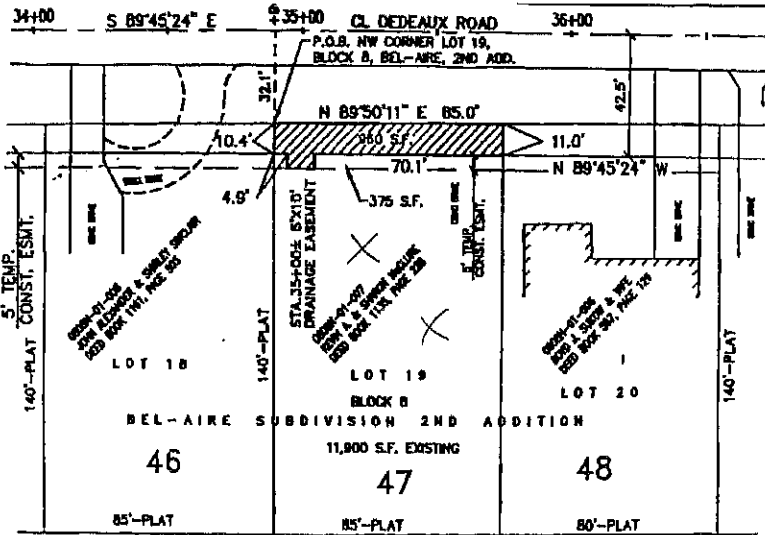
This Instrument Prepared By:

Deborah A. Graham  
238 B Courthouse Road  
Gulfport, Ms 39507  
601-897-1994  
Bar License No. 9045  
Attorney at Law

Grantors:  
Kevin A. McClure and Sharon L. McClure  
15053 Dedeaux Road  
Gulfport, MS 39503  
904-721-2445

Grantees:  
City of Gulfport  
2309 15th Street  
Post Office Box 1780  
Gulfport, MS 39502  
(601) 868-5811

Indexing Instructions:



18

**LEGAL DESCRIPTION:**

**PERMANENT EASEMENT:**

A parcel of land located in and being a part of Lot 19, Block 8, Bel-Aire Subdivision, Second Addition, Gulfport, Harrison County, Mississippi, more particularly described as follows:

**BEGINNING** at the NW corner of said Lot 19, thence run North 89 degrees 50 minutes 11 seconds East along the present south line of Dedeaux Road 85.0 feet to the east line of said Lot 19, thence run South along said east line 11.0 feet to a point which is 42.5 feet south of centerline of Dedeaux Road per STP-9370(2)A plans, thence run North 89 degrees 45 minutes 24 seconds West and parallel to said centerline 70.1 feet, thence run South 00 degrees 14 minutes 36 seconds West 5.0 feet, thence run North 89 degrees 45 minutes 24 seconds East 5.0 feet, thence run North 89 degrees 45 minutes 24 seconds West 4.9 feet to the west line of said Lot 19, thence run North along said west line 10.4 feet to the POINT OF BEGINNING. Said parcel contains 960 square feet.

**TEMPORARY CONSTRUCTION EASEMENT:**

**BEGINNING** at the SW corner of the above described permanent easement, which point is on the West line of said Lot 19 and 42.5 feet South of said centerline of Dedeaux Road, thence run South 89 degrees 45 minutes 24 seconds East along the south line of said permanent easement 4.9 feet, thence run South 00 degrees 14 minutes 36 seconds West 5.0 feet, thence run South 89 degrees 45 minutes 24 seconds East 10.0 feet, thence run North 00 degrees 14 minutes 36 seconds East 70.1 feet, thence run South along the east line of said Lot 19, 5.0 feet, thence run North 89 degrees 45 minutes 24 seconds West 85.0 feet, thence run North along the west line of said Lot 19, 5.0 feet to the POINT OF BEGINNING. Said parcel contains 375 square feet.

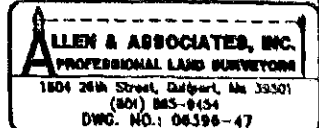


This drawing and legal description(s) have been prepared for the exclusive purpose of acquiring additional right-of-way for the widening of Dedeaux Road, and its use is not certified for any other purpose.

*Garry T. Allen*  
 GARRY T. ALLEN, R.L.S.  
 May 22, 1996



SCALE: 1" = 40'



Instrument No. 5129

**STATEMENT OF FEES**

Recording Fee	\$6.00
Records Management Fee	\$1.00
Abstracting/Section Fee at \$1.00 each	1.00
Marginal Entry at \$8 each	
Other	
<b>TOTAL FEES COLLECTED</b>	<u>8.00</u>

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT

I hereby certify that this instrument was received and filed for record at 10 o'clock and 21 minutes A. M. on 29 day of July A.D. 18 97 and recorded July 30, 18 97 in Paragraph of Deeds \_\_\_\_\_ Book 1378 Page 999-501

JOHN McADAMS, County Clerk  
*John McAdams*



# HARRISON COUNTY, MS Property Search Application



Dadeaux Rd

BERT CIR  
Dadeaux Rd

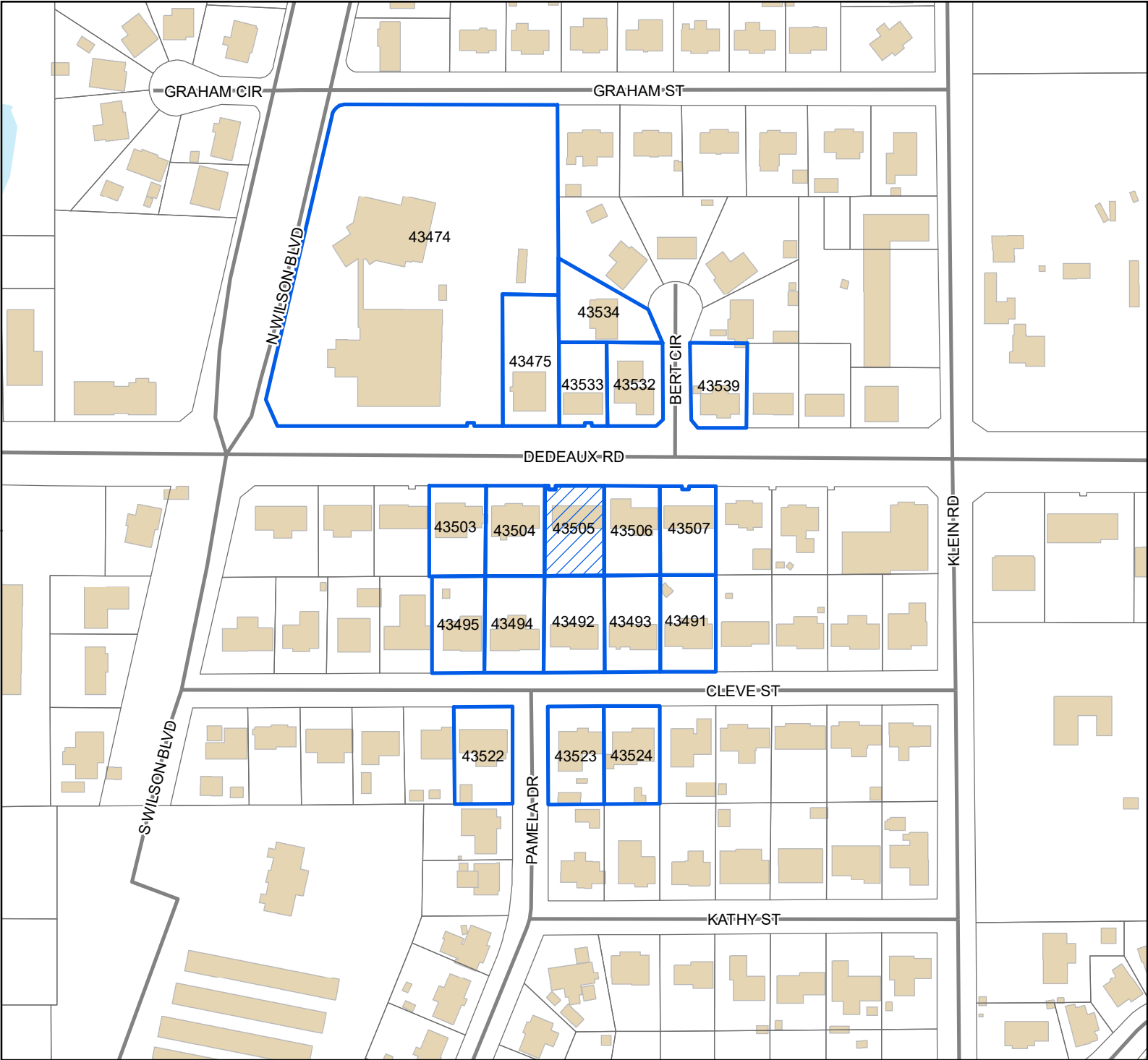
Dadeaux Rd

Dadeaux Rd





80	85	85	80	80	75.9	80	10
0808N-01-009,000	0808N-01-018,000	0808N-01-008,000	0808N-01-008,000	0808N-01-008,000	0808N-01-004,000	0808N-01-003,500	0808N-01
130.2	129.6	70.1	128.4	31.9	127.9	122.3	126.7
17	18	19	20	21	22	23	
80	80	85	80	80	80	80	
75	0808N-01-017,000	0808N-01-019,000	0808N-01-020,000	0808N-01-021,000	0808N-01-022,000	0808N-01-023,000	0808N-01
			Earl Community Maps Contributors, © OpenStreetMap, Microsoft, CONANP, Earl, TomTom, Garmin, SafeG...				

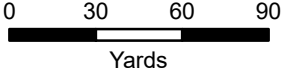
40ft

Search Results



Legend

-  Site
-  Street
-  Buildings
-  Water Features



1 inch = 200 feet



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

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0808N-01-007.000	GRAND HALL PROPERTIES LLC (OWNER)	14376 CAMPGROUND RD	SAUCIER	MS	39574
			SUZANE STAFFORD (AGENT)	14376 CAMPGROUND RD	SAUCIER	MS	39574
			<b>Adjacent Property Owners (2505ZB064)</b>				
	43539	0808K-02-053.000	TINKER MARY K	15032 DEDEAUX RD	GULFPORT	MS	39503
	43475	0808K-02-046.000	SOUTHERN FARM BUREAU CASUALTY INSUR	1800 EAST COUNTY LINE RD	RIDGELAND	MS	39157
	43506	0808N-01-006.000	ALBRITTON ACCOUNTING AGENCY INC	P O BOX 3145	GULFPORT	MS	39505
	43493	0808N-01-020.000	CHESTER BARRY A JR	112 CLEVE ST	GULFPORT	MS	39503
	43495	0808N-01-017.000	WALLACE ANTHONY L	202 CLEVE ST	GULFPORT	MS	39503
	43504	0808N-01-008.000	BOBINGER JAYME & LARRY	1 KAYS DRIVE	LONG BEACH	MS	39560
	43534	0808K-02-048.000	RUIZ WALTER S	204 BERT CIRCLE	GULFPORT	MS	39503
	43503	0808N-01-009.000	SMILEY KEVIN & LETICIA DAY	11334 FAIRFIELD LN	GULFPORT	MS	39503
N	43507	0808N-01-005.000	SMILEY KEVIN & LETICIA DAY	15037 DEDEAUX RD	GULFPORT	MS	39503
	43491	0808N-01-021.000	CHAIX ANDREA	110 CLEVE ST	GULFPORT	MS	39503
	43524	0808N-01-031.000	HENDRY BADY M -TOD-	111 CLEVE ST	GULFPORT	MS	39501
	43523	0808N-01-032.000	I-10 PROPERTIES	6813 SOUTHWIND DR	BILOXI	MS	39532
	43522	0808N-04-012.000	THORNTON LAVERNE -TRUSTEE-	201 CLEVE ST	GULFPORT	MS	39503
	43474	0808K-02-045.000	BEL AIRE BAPTIST CHURCH	15080 DEDEAUX RD	GULFPORT	MS	39503
	43505	0808N-01-007.000	PYRON REAL ESTATE LLC	PO BOX 55929	JACKSON	MS	39296
	43492	0808N-01-019.000	JACKSON MICHELLE	114 CLEVE STREET	GULFPORT	MS	39503
	43494	0808N-01-018.000	BARNES EVELYN J -ESTATE-	200 CLEVE ST	GULFPORT	MS	39503
	43533	0808K-02-047.000	SPEAGLE JOHN LEVI	15060 DEDEAUX RD	GULFPORT	MS	39503
	43532	0808K-02-047.001	CLEMONS ODIS	15044 DEDEAUX RD	GULFPORT	MS	39503



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	656558	Print Legal Ad-IPL02294830 - IPL0229483	ZB / May 15	1	83 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, May 15, 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 2505ZB049**, by owner Veloping Investments LLC, seeking approval for 9 regular parking spaces where 15 are required, Tax Parcel 0910L-02-018.000, 612 35th Street, Zoned B-2 (General Business), Ward 3

**Variance 2505ZB050**, by owner Veloping Investments LLC, seeking approval for parking that backs out into the right-of-way, Tax Parcel 0910L-02-018.000, 612 35th Street, Zoned B-2 (General Business), Ward 3

**Variance 2505ZB055**, by owner Ria Propertiez AZ, LLC, seeking approval for 19 regular parking spaces where 32 are required, Tax Parcel 0811L-04-115.000, 1201 31st Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

**Special Exception 2505SE059**, by agent Marnie Adams, seeking approval for a liquor store use, Tax Parcel 0810N-04-037.000, 2905 25th Ave Suite A, Zoned B-2 (General Business), Ward 3

**Variance 2505ZB062**, by agent John H Ruble, seeking approval for a 15-foot front yard setback where 25 feet is required, Tax Parcel 1010B-03-001.002, John Evans Road, Zoned R-2 (Single-Family), Ward 5

**Variance 2505ZB063**, by agent Suzanne Stafford, seeking approval for 5 regular parking spaces where 8 is required, Tax Parcel 0808N-01-007.000, 15053 Dedeaux Road, Zoned B-2 (General Business), Ward 4

**Variance 2505ZB064**, by agent Suzanne Stafford, seeking approval for parking that backs out into the right-of-way, Tax Parcel 0808N-01-007.000, 15053 Dedeaux Road, Zoned B-2 (General Business), Ward 4

**Variance 2506ZB068**, by owner Gabrielle Vincent, seeking approval for a 17-foot second frontage setback where 25 feet is required, Tax Parcel 0911F-01-005.001, 1537 Midway Avenue, Zoned R-1-7.5, Ward 2

This 30th day of April 2025  
 A. Leslie North, Chairman  
 City of Gulfport Zoning Board of Adjustment and Appeals  
 IPL0229483  
 Apr 30 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:  
 04/30/25

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.

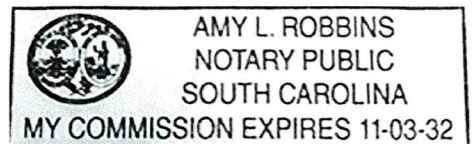
*Mary Castro*

Sworn to and subscribed before me this 6th day of May 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 24<sup>TH</sup> AVENUE  
228.868.5710 | [PLANNERS@GULFPORT-MS.GOV](mailto:PLANNERS@GULFPORT-MS.GOV)

## ZONING BOARD OF ADJUSTMENT AND APPEALS

---

**Hearing Date: Thursday, May 15, 2025**

**Variance 2506ZB068: Variance 2506ZB068, by owner Gabrielle Vincent, seeking approval for a 17-foot second frontage setback where 25 feet is required, Tax Parcel 0911F-01-005.001, 1537 Midway Avenue, Zoned R-1-7.5, Ward 2**

# Technical Report

## VARIANCE

### GENERAL INFORMATION

Case File Number: 2506ZB068

Hearing Date: May 15, 2025

Current Zoning/Use: R-1-7.5 / Vacant Lot

Legal: Variance 2506ZB068, by owner Gabriell Vincent, seeking approval for a 17 foot second frontage setback where 25 feet is required, Tax Parcel 0911F-01-005.001, 1537 Midway Avenue, Zoned R-1-7.5, Ward 2

### 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 requesting a variance of 8 feet to allow for a 17-foot secondary frontage setback, where 25 feet is required. The R-1-7.5 zone does not call out a secondary frontage setback, however, the secondary frontage must also meet the front setback outlined in the ordinance.

- (a) The applicant notes that the special conditions and circumstances exist, which are peculiar to the land and buildings involved in 1537 Midway due to the lack of usage of Bouslog Street. Upon site review, at the intersection of Bouslog Street and Midway Avenue, Bouslog Street to the west is an “unimproved right of way”. The customer wants to build on a corner lot and a corner lot requires a second frontage setback.
- (b) In the application, the applicant has attached images of the idleness of Bouslog Street which has been caused by simple disuse. The applicant does not answer the question at hand; however, the special conditions and circumstances does result from the actions of the applicant for wanting to build a structure that will not meet the required secondary frontage setback.
- (c) The applicant states that unnecessary hardship is caused due to the required 25-foot setback. It is clear to staff that there is no unnecessary hardship created by the physical character of the property. A change in the ordinance may offer a reasonable solution.
- (d) The applicant cites “Granting permission to proceed with an 8-foot variance allowing a 17-foot side yard would meet the right of reasonable economic return and the right to reasonable development of 1537 Midway Avenue, which is commonly accepted and expected in our district.” It is clear to staff that the applicant is not deprived of any right commonly enjoyed by others in the area as the reason for this request is due to not meeting the 25 feet secondary frontage setback. Reducing the size of the structure would allow for the applicant to meet the required setbacks for this zone.
- (e) The applicant has stated “I will not be receiving any special benefits that others who follow the Zoning Ordinance cannot receive.” While staff was conducting research on the surrounding area, staff found that, 1540 Midway Ave. case # 2003ZB024, the property across the street went for a variance for front setback requirements to protect a live oak from construction of proposed home. It should be noted that technically the applicant will be receiving a special privilege, however, the applicant will only be varying from the required setback by 8 feet.
- (f) This property is zoned R-1-7.5, and a single-family home is allowed by right.

### **EXECUTIVE SUMMARY**

The applicant is requesting a variance for a secondary frontage setback of 17 feet where 25 feet is required. Per the ordinance, if a secondary frontage setback is not specifically listed for the zone, the secondary frontage must meet the same measurement as the front yard setback. The required front yard setback for an R-1-7.5 zone is 25 feet thus requiring the secondary frontage setback to be 25 feet. Therefore, the applicant has created hardship, by wanting to build a proposed structure that does not meet the required secondary frontage setbacks but would still be in harmony with the surrounding area.

Any approval should consider these conditions:

1. Must comply with all rules and regulations.
2. Approval would allow 17 feet for a second frontage setback where 25 feet is required.

# Technical Report

## VARIANCE

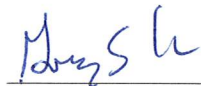
3. All protected trees are to be protected and preserved.

### ***DEPARTMENTAL CONDITIONS***

<b><u>Engineering:</u></b>	No conditions. Memo dated 5/1/25.
<b><u>Public Works:</u></b>	No conditions. Memo dated 3/2/2018.
<b><u>Traffic and Safety:</u></b>	No conditions. Memo dated 3/5/2018.
<b><u>Building Code Services:</u></b>	No conditions. Memo dated 4/25/25.
<b><u>GIS:</u></b>	No conditions. Memo dated 5/1/25.
<b><u>Police Department:</u></b>	No comment as of 5/2/25.
<b><u>Fire Department:</u></b>	No conditions. Memo dated 4/25/25.
<b><u>City Arborist:</u></b>	Conditions. All protected trees are to be protected and preserved. Memo dated 4/2/25.







### ***DIRECTOR APPROVAL***

This report has been reviewed and approved by:

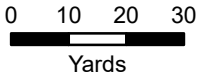


\_\_\_\_\_  
Greg Holmes  
Director of Urban Development Department



-  Site
  -  Street
  -  Parcels
  -  Buildings
  -  City Limit
- Zoning**
-  R-1-7.5 - Single Family Residence District (Low Density)

**Site Information**  
 0911F-01-005.001  
 Zoning: R-1-7.5 (Single Family)  
 Size: 10747.84 sqft  
 Flood: AE



1 inch = 100 feet



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



4/16/25 SJS + SDS

CASE NUMBER

250628068

Rec# 13260719

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

Grid for tax parcel numbers with handwritten entry: 0911F-01-005.001

Property Address:

1537 Midway Ave

Lot(s) parcel A Block(s) Subdivision

General Description of Request:

REQUESTING A 8' VARIANCE TO ALLOW A 17' SECONDARY FRONT SETBACK WHERE 25' IS REQUIRED.

OWNERSHIP AND CERTIFICATION:

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

**OWNER:**

Printed Name of Owner  
Gabrielle Vincent

Mailing Address  
1529 EAST PASS Rd

City Gulfport State MS Zip Code 39507

Home Phone \_\_\_\_\_ Work/Cell Phone 228-297-7102

Email GJV

Signature of Owner GJV

**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) Gabrielle Vincent

Address (Street, City, State, Zip Code) 1537 Midway Avenue Gulfport, MS 39507

Phone (Home) \_\_\_\_\_ (Work) \_\_\_\_\_ (Cell) 228-297-7102

Tax Parcel Number(s) Owned: 0911F-01-005.001

Signature: GJV

Name of Owner (PRINT) Tyler Perez

Address (Street, City, State, Zip Code) 1537 Midway Avenue Gulfport, MS 39507

Phone (Home) \_\_\_\_\_ (Work) \_\_\_\_\_ (Cell) 305-742-5214

Tax Parcel Number(s) Owned: 0911F-01-005.001

Signature: Tyler Perez

Name of Owner (PRINT) \_\_\_\_\_

Address (Street, City, State, Zip Code) \_\_\_\_\_

Phone (Home) \_\_\_\_\_ (Work) \_\_\_\_\_ (Cell) \_\_\_\_\_

Tax Parcel Number(s) Owned: \_\_\_\_\_

Signature: \_\_\_\_\_

## IMPORTANT NOTICE:

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

## Submission Requirements:

GV Page one of this application, completed and signed.

GV 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 about 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.

GV Proof of ownership (Copy of deed i.e., Warranty Deed or Quitclaim Deed)

\_\_\_\_\_ If applicable, notarized proof of **authority to act as agent** for owner (board resolution, etc.) (see page 9)

The City of Gulfport Planning Division Staff will notify, by letter, property owners adjacent to the requested action identified in this application using the Land Roll database from the County Tax Office. If you would like to have additional persons or property owners notified, please provide a list of **additional persons to be notified**.

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

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

GV I the owner/agent acknowledge this is a complete application

# VARIANCE SUBMISSIONS

GV

**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.

Gabrielle Vincent  
1537 Midway Avenue  
Gulfport, MS 39507

## **VARIANCE SUBMISSIONS**

1. Special conditions and circumstances exist which are peculiar to the land and building involved in 1537 Midway due to the lack of usage of Bouslog Street. Although Bouslog is considered a frontage road, the requirements of a 25 foot setback should be reconsidered due to the overgrowth and neglect of the street.
2. Attached are images of the idleness of Bouslog Street which has been caused by simple disuse.
3. An unnecessary hardship is caused due to the required 25 foot setback. I am requesting a 8 foot variance to allow a 17 foot side yard. This request is being made, as the property cannot comply with the zoning ordinance because of the lot size and the house size. Due to this, there is no other solution to the issue at hand.
4. Granting permission to proceed with a 8 foot variance allowing a 17 foot side yard would meet the right of reasonable economic return and the right to reasonable development of 1537 Midway Avenue, which is commonly accepted and expected in our district.
5. I will not be receiving any special benefits that others who follow the Zoning Ordinance cannot receive. The task at hand is simply to receive permission to proceed with the home build and the request of a 8 foot variance to allow a 17 foot side yard on the frontage road of Bouslog Street.
6. The proposal is that the house be moved 8 ft into the required 25 ft setback requirement. The property is a corner lot and Bouslog alley is a non maintained dirt alley. The house will be 41 ft from the actual alley. Bouslog Alley is approximately 20' wide.



2:45

☰ Owner, address, or p... 🔊

O'BANN

Midway Ave

DE LV 323

403

STINE C & LOUIS

ALFONSO

ALFONSO CARLENE & KETCHINGS W

Bouslog

Bouslog St

Midway Ave

VIN GEN 1540

IN RY B 401 E M 401 1/2

LAM KIN G...

MORALES CARLOS & ESIE ANIKE

SM TH

Google

Ave ME











# COVENANT AFFIDAVIT

I, Gabrielle Vincent being property owner or agent of the property 1537 Midway Ave  
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

Gabrielle Vincent 4-16-25  
SIGNATURE DATE

## STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 16th day of April, 20 25

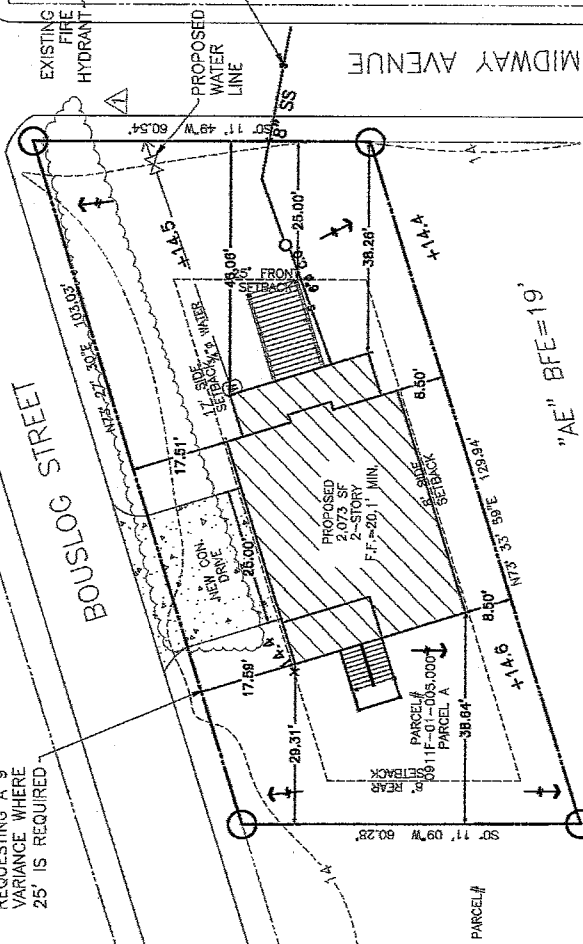
Samuel Sweeting  
NOTARY PUBLIC

05/22/2027  
COMMISSION EXPIRATION

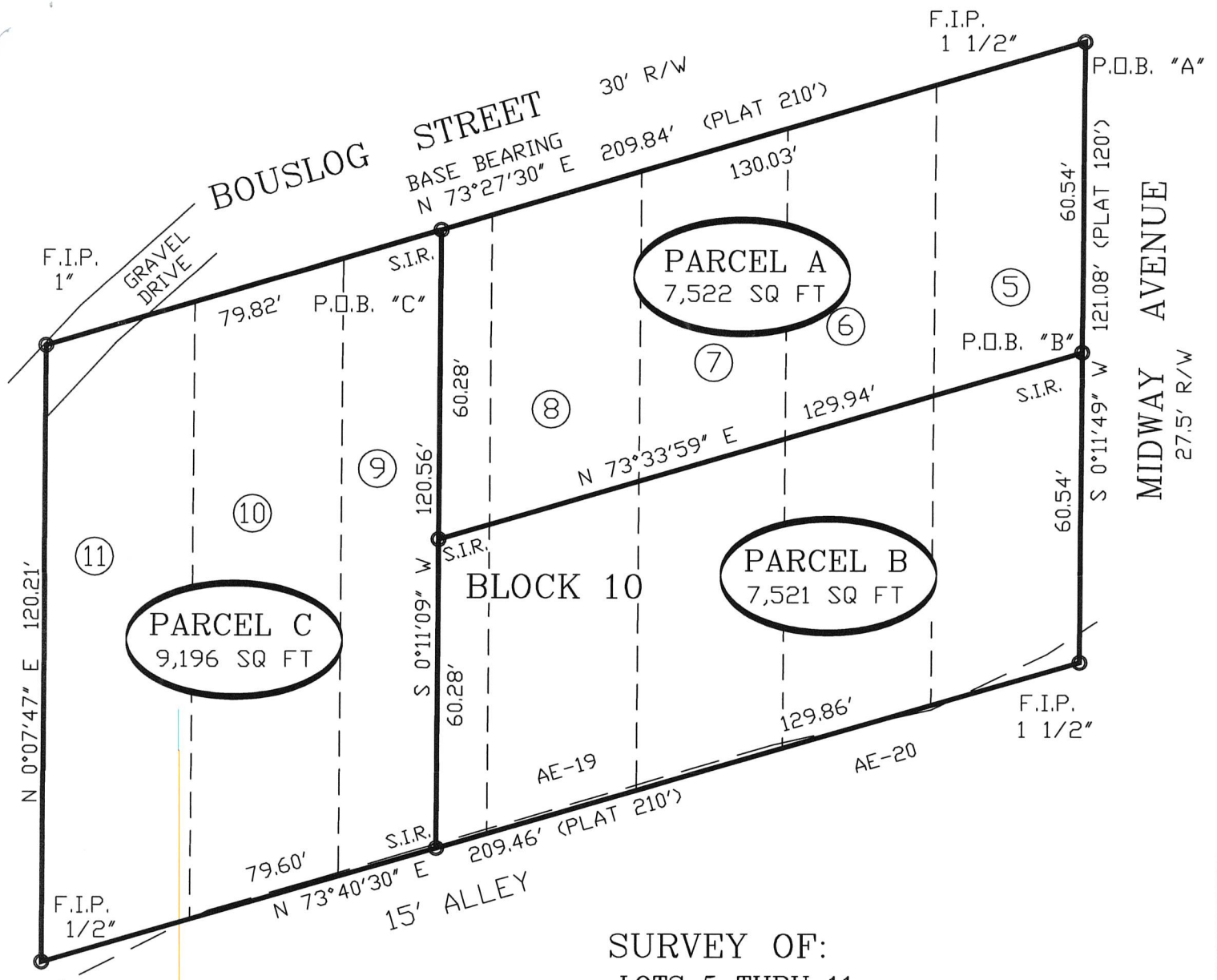


PLOT PLAN

NOTE:  
REQUESTING A 9'  
VARIANCE WHERE  
25' IS REQUIRED



MIDWAY AVENUE GULFPORT, MS  
PARCEL# 0011F-01-005.000 PARCELA  
SCALE = 1:10



**SURVEY OF:**  
 LOTS 5 THRU 11  
 BLOCK 10  
 MISSISSIPPI LAND AND ABSTRACT  
 COMPANY SUBDIVISION  
 OF HEWES ADDITION  
 GULFPORT, MS.  
 (DIVIDED INTO 3 PARCELS)

TAX PARCEL 0911F-01-005.000  
 DEED INST. 2022-30576 D-J1  
 CURRENT ZONE: R-1-7.5  
 FYSB 25'  
 SYSB 8'  
 RYSB 8'

F.I.P. = FOUND IRON PIPE  
 S.I.R. = SET 1/2" IRON ROD  
 P.O.B. = POINT OF BEGINNING

**Note:** This survey was performed without the benefit of a current title search. Property is subject to any/all Easements, Right-of-ways and/or Restrictions on record. Base Bearing by: SURVEY BY P. MARTIND 7-31-2019

Dated: 8/14/2024

SCALE: 1"=30'

CLASS "B" SURVEY

**CERTIFICATION**

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

*Larry R. Smith*  
 Larry R. Smith P.L.S. # 02695



This property is located in Zone(s) "AE", as published by the Federal Insurance Administration, Official Flood Hazard Map, Community Panel Number 28047C0268 G, revised 6/16/09.



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

BOUNDARY, TOPOGRAPHIC  
 CONSTRUCTION LAYOUT  
 PHONE: (228) 669-0419

JOB #

## DESCRIPTIONS

LOTS 5 THRU 11  
BLOCK 10  
MISSISSIPPI LAND AND ABSTRACT  
COMPANY SUBDIVISION  
OF HEWES ADDITION  
GULFPORT, MS.  
(DIVIDED INTO 3 PARCELS)

### PARCEL A

A PARCEL OF LAND SITUATED IN BLOCK 10 OF THE MISSISSIPPI LAND AND ABSTRACT COMPANY SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF LOT 5 OF THE MISSISSIPPI LAND AND ABSTRACT COMPANY SUBDIVISION, WHICH POINT IS AT THE INTERSECTION OF THE SOUTH MARGIN OF BOUSLOG STREET WITH THE WEST MARGIN OF MIDWAY AVENUE, THENCE  $S00^{\circ}11'49''W$ , ALONG THE WEST MARGIN OF MIDWAY AVENUE A DISTANCE OF 60.54 FEET; THENCE  $S73^{\circ}33'59''W$  129.94 FEET; THENCE  $N00^{\circ}11'09''E$  A DISTANCE OF 60.28 FEET TO THE SOUTH MARGIN OF BOUSLOG STREET; THENCE  $N73^{\circ}27'30''E$  ALONG THE SOUTH MARGIN OF BOUSLOG STREET A DISTANCE OF 130.03 FEET TO THE POINT OF BEGINNING.  
SAID PARCEL CONTAINS 7,522 SQUARE FEET, MORE OR LESS.

### PARCEL B

A PARCEL OF LAND SITUATED IN BLOCK 10 OF THE MISSISSIPPI LAND AND ABSTRACT COMPANY SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF LOT 5 OF THE MISSISSIPPI LAND AND ABSTRACT COMPANY SUBDIVISION, WHICH POINT IS AT THE INTERSECTION OF THE SOUTH MARGIN OF BOUSLOG STREET WITH THE WEST MARGIN OF MIDWAY AVENUE, THENCE  $S00^{\circ}11'49''W$ , ALONG THE WEST MARGIN OF MIDWAY AVENUE A DISTANCE OF 60.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE  $S00^{\circ}11'49''W$ , ALONG THE WEST MARGIN OF MIDWAY AVENUE A DISTANCE OF 60.54 FEET; THENCE  $S73^{\circ}40'30''W$  129.86 FEET; THENCE  $N00^{\circ}11'09''E$  A DISTANCE OF 60.28 FEET; THENCE  $N73^{\circ}33'59''E$  A DISTANCE OF 129.94 FEET TO THE POINT OF BEGINNING.  
SAID PARCEL CONTAINS 7,521 SQUARE FEET, MORE OR LESS.

### PARCEL C

A PARCEL OF LAND SITUATED IN BLOCK 10 OF THE MISSISSIPPI LAND AND ABSTRACT COMPANY SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF LOT 5 OF THE MISSISSIPPI LAND AND ABSTRACT COMPANY SUBDIVISION, WHICH POINT IS AT THE INTERSECTION OF THE SOUTH MARGIN OF BOUSLOG STREET WITH THE WEST MARGIN OF MIDWAY AVENUE, THENCE  $S73^{\circ}27'30''W$ , ALONG THE SOUTH MARGIN OF BOUSLOG STREET A DISTANCE OF 130.03 FEET TO THE POINT OF BEGINNING; THENCE  $S00^{\circ}11'09''W$  A DISTANCE OF 120.56 FEET; THENCE  $S73^{\circ}40'30''W$  79.60 FEET; THENCE  $N00^{\circ}07'47''E$  A DISTANCE OF 120.21 FEET TO THE SOUTH MARGIN OF BOUSLOG STREET; THENCE  $N73^{\circ}27'30''E$ , ALONG THE SOUTH MARGIN OF BOUSLOG STREET A DISTANCE OF 79.82 FEET TO THE POINT OF BEGINNING.  
SAID PARCEL CONTAINS 9,196 SQUARE FEET, MORE OR LESS.

SHEET 2 OF 2



**LARRY SMITH  
LAND SURVEYING**

105 N. KERN DRIVE  
GULFPORT MS. 39503

BOUNDARY, TOPOGRAPHIC  
CONSTRUCTION LAYOUT

PHONE: (228) 669-0419

JOB #

## RESIDENTIAL SITE PLAN REVIEW

Issuer: Samuel Smith, Planner I

Date:	4/14/2025	ID:	3596	Status: Denied
Owner:	GABBY VINCENT			
Contractor:	J VINCENT BUILDERS LLC			
Parcel Number:	0911F-01-005.001			
Parcel Address:	1537 MIDWAY AVE			
Legal Description:	N/A			
Building Type:	Residential	Single-family		
Current Zoning:	R-1-7.5			
Flood Zone:	AE			
Airport Overlay Zone:	N\A			
City Council Ward:	2			
Corner Elevations:	No			
Site Size:	7,522.00	Sq Ft		
Building Square Footage:	2,073.00			
Building Coverage%:	less than 45%			
Finished Floor Elevations:	20.1'			

Front Setback:	30'	Not meeting the primary frontage and second frontage setback of 25 feet. The property is in a R-1-7.5 zone and must meet the 25-foot primary and secondary frontage setback. If not, they would need to apply for variances for a primary frontage and a secondndary frontage setback. Primary frontage setback needs to start from the staircase to the property line, since the structure is elevated. Rear setback needs to start from the staircase to the property line, since the structure is elevated.
Side Setback 1:	12.64'	
Side Setback 2:	12.71'	
Rear Setback:	47.89'	
Height of Building:	26'	
Permitted Use OK?:	Yes	
Accessory Building:	N\A	
Abut Dedicated Street 35':	Yes	
Visibility:	N\A	
Fences:	N\A	
# of Spaces Required:	2	
# of Spaces provided:	2	
Space Size:	STANDARD	
Surface Material:	DRIVEWAY MUST BE CONCRETE OR ASPHALT	
Sidewalks:	MUST MEET ADA REGULATIONS	



*Wanda Hines* 1st JUDICIAL DISTRICT  
Instrument 2025-0000694-D-11  
Filed/Recorded 01/15/2025 11:01:01 AM  
Total Fees 26.00  
4 Pages Recorded

**INDEXING: Part of Block 10, Mississippi Land and Abstract Company S/D**

**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 # 5160**

**\*\*TITLE NOT EXAMINED\*\***

**QUITCLAIM 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,

**BRYANT G. LAMKIN, A/K/A GREGORY BRYANT LAMKIN, AND WIFE,  
BARBIE M. LAMKIN  
200 DUNBAR AVE  
BAY ST. LOUIS, MS 39520  
(228) 229-2130**

do hereby **SELL, CONVEY and QUITCLAIM** unto

**GABRIELLE L. VINCENT  
1525 East Pass Road, Apt. 1035  
GULFPORT, MS 39507  
(228) 297-7102**

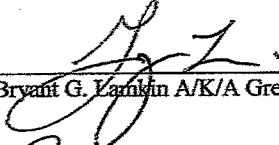

all their right title and interest in the following described land and property located and being situated in the County of Harrison, First Judicial District, State of Mississippi, more particularly described as follows, to-wit:

**SEE ATTACHED EXHIBIT "A"**

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.

THE PREPARER OF THIS QUITCLAIM DEED IS ACTING AS A SCRIVENER ONLY AND HAS NOT MADE A SEARCH OF THE TITLE ON THIS PROPERTY THEREFORE GIVES NO TITLE OPINION AS TO THE CONDITION OF THE TITLE. THE GRANTEE, BY ACCEPTING AND RECORDING THIS QUITCLAIM DEED, AGREES, ACCEPTS AND UNDERSTANDS THIS PARAGRAPH.

WITNESS my signature on this the 20<sup>th</sup> day of December, 2024.

  
Bryant G. Lamkin A/K/A Gregory Bryant Lamkin  
  
Barbie M. Lamkin

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 20<sup>th</sup> day of December, 2024, within my jurisdiction, the within named Bryant G. Lamkin A/K/A Gregory Bryant Lamkin and Barbie M. Lamkin, who acknowledged that they executed and delivered the above and foregoing instrument.

  
NOTARY PUBLIC

My Commission expires:





EXHIBIT "A"

PARCEL A:

A parcel of land situated in Block 30 of the Mississippi Land and Abstract Company Subdivision, more particularly described as follows:

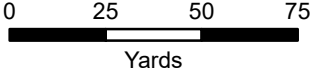
Beginning at the northeast corner of Lot 5 of the Mississippi Land and Abstract Company Subdivision, which point is at the intersection of the south margin of Bouslog Street with the west margin of Midway Avenue; thence S 00 degrees 11 minutes 49 seconds W along the west margin of Midway Avenue a distance of 60.54 feet; thence S 73 degrees 33 minutes 59 seconds W 129.94 feet; thence N 00 degrees 11 minutes 09 seconds E a distance of 60.28 feet to the south margin of Bouslog Street; thence N 73 degrees 27 minutes 30 seconds E along the south margin of Bouslog Street a distance of 130.03 feet to the Point of Beginning. Said parcel contains 7,522 square feet, more or less.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			GABRIELLE L. VINCENT (OWNER)	1525 EAST PASS RD	GULFPORT	MS	39507
			<b>Adjacent Property Owners (2506ZB068)</b>				
N	129166	0911F-01-007.000	ALFONSO CARLENE	9153 LORRAINE RD	GULFPORT	MS	39503
	32254	0911C-02-047.000	O'BANNON CHRISTINE C & LOUIS	822 EAST BEACH	LONG BEACH	MS	39560
	32255	0911C-02-048.000	MILLS REBECCA M & MICHAEL R	14318 PAUL POWELL RD	NORTH PORT	AL	35475
	49624	0911F-01-008.001	ALFONSO CARLENE & MARGARET ALFONSO	5352 RED CREEK RD	LONG BEACH	MS	39560
N	32256	0911C-02-049.000	ALFONSO CARLENE	9153 LORRAINE RD	GULFPORT	MS	39503
	32253	0911F-01-006.000	ALFONSO CARLENE & KETCHINGS W	9153 LORRAINE RD	GULFPORT	MS	39503
	32267	0911F-01-003.000	SUMRALL LAURA ALLISON	P O BOX 508	TYLERTOWN	MS	39667
	32268	0911F-01-004.000	VINCENT JESSE D & CRYSTAL O	1540 MIDWAY AVE	GULFPORT	MS	39507
	32098	0911F-01-043.000	MELTON HORACE & ROBERTA	9000 SUNDOWN LANE	AMARILLO	TX	79119
	51008	0911F-01-041.000	MORALES CARLOS & LESLIE ANIKE	PO BOX 7553	GULFPORT	MS	39506
	32258	0911F-01-040.000	COLLINS JAMES H & HARRIET HEWES	12243 WINDANCE DR	GULFPORT	MS	39503
	32265	0911F-01-045.001	HOPKINS JOHN DR	3303 A AVE	GULFPORT	MS	39507
N	32257	0911F-01-039.000	COLLINS JAMES H & HARRIET HEWES	12243 WINDANCE DR	GULFPORT	MS	0
	32252	0911F-01-006.001	ALFONSO CARLENE & KETCHINGS WA	9153 LORRAINE RD	GULFPORT	MS	39503
	32100	0911F-01-044.000	SMITH STROM W & TERESA E	P O BOX 1770	OCEAN SPRINGS	MS	39566
	32261	0911F-01-042.000	FARRIS STUART R & TAMARA	406 E BEACH BLVD	GULFPORT	MS	39507
	47937	0911F-01-005.000	LAMKIN GREGORY B & BARBIE M	200 DUNBAR AVE	BAY ST LOUIS	MS	39520
	32272	0911C-02-046.000	DELVESCOVO ANTHONY & DANA DICKERSON	323 2ND STREET	GULFPORT	MS	39507
N	32271	0911C-02-045.000	DELVESCOVO ANTHONY & DANA DICKERSON	323 2ND STREET	GULFPORT	MS	39507
	56311	0911C-02-052.000	ALFONSO CARLENE ETAL	9153 LORRAINE RD	GULFPORT	MS	39503
N	147116	0911F-01-042.001	FARRIS STUART R & TAMARA	406 E BEACH BLVD	GULFPORT	MS	39507
N	149619	0911F-01-005.001	LAMKIN GREGORY B & BARBIE M	200 DUNBAR AVE	BAY ST LOUIS	MS	39520



Legend

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



1 inch = 150 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	656558	Print Legal Ad-IPL02294830 - IPL0229483	ZB / May 15	1	83 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, May 15, 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 2505ZB049**, by owner Veloping Investments LLC, seeking approval for 9 regular parking spaces where 15 are required, Tax Parcel 0910L-02-018.000, 612 35th Street, Zoned B-2 (General Business), Ward 3

**Variance 2505ZB050**, by owner Veloping Investments LLC, seeking approval for parking that backs out into the right-of-way, Tax Parcel 0910L-02-018.000, 612 35th Street, Zoned B-2 (General Business), Ward 3

**Variance 2505ZB055**, by owner Ria Propertiez AZ, LLC, seeking approval for 19 regular parking spaces where 32 are required, Tax Parcel 0811L-04-115.000, 1201 31st Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

**Special Exception 2505SE059**, by agent Marnie Adams, seeking approval for a liquor store use, Tax Parcel 0810N-04-037.000, 2905 25th Ave Suite A, Zoned B-2 (General Business), Ward 3

**Variance 2505ZB062**, by agent John H Ruble, seeking approval for a 15-foot front yard setback where 25 feet is required, Tax Parcel 1010B-03-001.002, John Evans Road, Zoned R-2 (Single-Family), Ward 5

**Variance 2505ZB063**, by agent Suzanne Stafford, seeking approval for 5 regular parking spaces where 8 is required, Tax Parcel 0808N-01-007.000, 15053 Dedeaux Road, Zoned B-2(General Business), Ward 4

**Variance 2505ZB064**, by agent Suzanne Stafford, seeking approval for parking that backs out into the right-of-way, Tax Parcel 0808N-01-007.000, 15053 Dedeaux Road, Zoned B-2(General Business), Ward 4

**Variance 2506ZB068**, by owner Gabrielle Vincent, seeking approval for a 17-foot second frontage setback where 25 feet is required, Tax Parcel 0911F-01-005.001, 1537 Midway Avenue, Zoned R-1-7.5, Ward 2

This 30th day of April 2025  
 A. Leslie North, Chairman  
 City of Gulfport Zoning Board of Adjustment and Appeals  
 IPL0229483  
 Apr 30 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:  
 04/30/25

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.

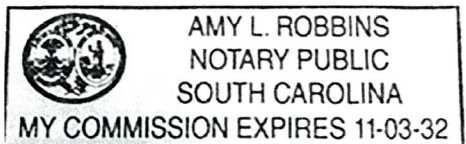
*Mary Castro*

Sworn to and subscribed before me this 6th day of May 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!