



Zoning Board | Agenda

Thursday, September 18, 2025 – 3:00 PM

City Hall – Council Chambers
2309 15th Street, Gulfport

- A. Prayer
- B. Pledge of Allegiance
- C. Call to Order
- D. Determination of a Quorum
- E. Confirmation of Agenda
- F. Adoption of Minutes

F1. Zoning Board Meeting - 08-21-2025

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 2509ZB106:

Variance 2509ZB106, by owner Gabriel Nichols, seeking approval for 20-foot front yard setback where 25 feet is required, Tax Parcel 0710N-02-038.001, 5510 31st Street A, Zoned R-2 (Single-Family), Ward 1

2. Variance 2509ZB109:

Variance 2509ZB109, by agent Donovan Scruggs, seeking approval for lot width of 50 feet where 60 feet is required for proposed subdivision lots, Tax Parcels 1010M-02-001.000, 1010M-02-001.002, 1010M-02-001.003, 1010M-02-001.004, 1010M-02-001.005, 1010M-02-001.006, 1010M-02-005.001, 5th Street, Zoned T4L (General Urban Zone "Limited"), T4+ (General Urban Zone "Plus"), Ward 2

3. Variance 2509ZB110:

Variance 2509ZB110, by owners Brandon and Christina Pike, seeking approval for a 7-foot tall wall where the height limit is 6 feet, Tax Parcel 0909P-02-018.016, 21 Colonel Wink Drive, Zoned R-1-7.5 (Single-Family), Ward 4

4. Variance 2509ZB111:

Variance 2509ZB111, by agent Kalle Deming, seeking approval for 5 regular parking spaces where 7 regular parking spaces are required, Tax Parcel 1010G-02-021.000, 2000 East Pass Road, Zoned T4+ (General Urban Zone "Plus"), Ward 5

5. Variance 2510ZB114:

Variance 2510ZB114, by agent Paul Damond, seeking approval for zero regular parking spaces where nine are required, Tax Parcel 0811L-04-120.000, 1225 31st Avenue, Zoned T4+ (General Urban Zone "Plus"), Ward 2

H. Adjournment

MINUTES

**ZONING BOARD OF ADJUSTMENT AND APPEALS
MEETING**

Thursday, August 21, 2025, 3:00 P.M.

GULFPORT CITY COUNCIL CHAMBERS

- A. Prayer:** The Zoning Board led a prayer.
- B. Pledge of Allegiance:** The Pledge of Allegiance was recited.
- C. Call to Order:** The meeting of the Zoning Board was called to order at **3:01 P.M.**
- D. Determination of a Quorum:**

BOARD MEMBERS PRESENT:

ROBERT PHARR
MACK MCCREE
NATHAN BODDIE
MICHAEL DANIELS
MARY ANN WIGINTON
HAL KAIGLER

BOARD MEMBERS ABSENT:

NONE

STAFF MEMBERS PRESENT:

SU-LIN FEATHERSTON
SAMUEL SWEETING
WILLIAM DICKINSON

COURT REPORTER:

NORMA SOROE

E. Confirmation of Agenda:

F. Approval of Minutes:

Motion by Mrs. Wiginton and seconded by Mr. Pharr to approve Minutes of **July 31, 2025**, Zoning Board meetings was carried unanimously.

G. Hearing of cases:

G1. The declaration of appeal process was read by the Chairman of the Zoning Board: Any person or any officer, department, or agency of the city aggrieved by any decision of the Board of Adjustment and appeals may within fifteen (15) days thereafter appeal there from to the mayor and city council by filing with the Planning Division a written notice of appeal specifying the decision from which the appeal is taken. In case of such appeal, the Planning Division shall cause a transcript of the proceedings in the case to be certified to the mayor and city council, and the matter will be heard on said transcript. The filing fee for an appeal is based on the actual cost of the required official transcript and any related miscellaneous charges. Any appeal shall be in writing and submitted to the Department of Urban Development – Planning Division stating what decision is being appealed and detailing how you are aggrieved.

G2. The Chairman asked all individuals speaking at today's meeting to complete a speaker's card.

G3. Routine Agenda:

1. Special Exception 2506SE077:

(Tabled to August meeting due to applicant's failure to appear.)

Special Exception 2506SE077, by agent Charfonya Boose, seeking approval for liquor store use, Tax Parcel 0910N-07-007.000, 406 Pass Road, Zoned B-2 (General Business), Ward 4

Speaking for the Petition: None

Speaking against the Petition: None

Motion: Mr. Kaigler – to deny the request due to applicant’s failure to appear.

Second: Mrs. Wiginton

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

Action: Motion carried unanimously.

2. Special Exception 2508SE094:

(Tabled to August meeting due to applicant's failure to appear.)

Special Exception 2508SE094, by agent Debra Fox, seeking approval for an assisted living facility, Tax Parcel 0910J-01-049.000, 803 Courthouse Road, Zoned R-1-7.5 (Single-family), Ward 4

Speaking for the Petition: None

Speaking against the Petition: None

Motion: Mr. Kaigler – to deny the request due to applicant’s failure to appear.

Second: Mr. McCree

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

Action: Motion carried unanimously.

3. Special Exception 2508SE095:

(Tabled to August meeting due to applicant's failure to appear.)

Special Exception 2508SE095, by agent James Fox, seeking approval for an assisted living facility, Tax Parcel 0910J-01-050.000, 1A 39th Street, Zoned R-1-7.5 (Single-family), Ward 4

Speaking for the Petition: None

Speaking against the Petition: None

Motion: Mrs. Wiginton – to deny the request due to applicant's failure to appear.

Second: Mr. Kaigler

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

Action: Motion carried unanimously

4. Variance 2508ZB097:

(Tabled to September Meeting by Planning Staff.)

Variance 2508ZB097, by agent Wayne O'Neal, seeking approval for 20 regular parking spaces where 30 are required, Tax Parcel 0810N-04-063.000, 2524 28th Street, Zoned I-1 (Light-Industry), Ward 3

Speaking for the Petition:

Speaking against the Petition:

Motion:

Second:

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

Action:

5. Variance 2508ZB100:

Variance 2508ZB100, by owner Greg Smith, seeking approval for lot width of 50 feet where 60 feet is required for proposed lots, Tax Parcel 1011D-03-040.000, 130 Tegarden Road, Zoned T5 (Urban Center Zone), Ward 2

Speaking for the Petition: Greg Smith

Speaking against the Petition: None

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

Second: Mr. McCree

Nathan Boddie	- Chairman
Mary Ann Wiginton	- Yea
Michael Daniels	- Yea (Late)
Robert Pharr	- Yea
Mack McCree	- Yea
Hal Kaigler	- Yea

Action: Motion carried unanimously

Adjournment:

Motion by Mrs. Wiginton to adjourn the meeting was seconded by Mr. Kaigler and carried unanimously. The meeting adjourned 3:10 P.M.

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

Hal Kaigler, Secretary

Date: _____



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

ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, September 18, 2025

Public Declaration of Appeal Process of Chairman



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ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, September 18, 2025

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



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ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, September 18, 2025

Routine Agenda



URBAN DEVELOPMENT
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ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, September 18, 2025

Variance 2509ZB106: Variance 2509ZB106, by owner Gabriel Nichols, seeking approval for 20-foot front yard setback where 25 feet is required, Tax Parcel 0710N-02-038.001, 5510 31st Street A, Zoned R-2 (Single-Family), Ward 1

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2509ZB106

Hearing Date: September 18, 2025

Current Zoning/Use: R-2 / Vacant Property

Legal: Variance 2509ZB106, by owner Gabriel Nichols, seeking approval for 20-foot front yard setback where 25 feet is required, Tax Parcel 0710N-02-038.001, 5510 31st Street A, Zoned R-2 (Single-Family), Ward 1

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 a front setback of 20 feet where 25 feet is required in an R-2 zoning district for the proposed development of a duplex which is allowed by right in the R-2 zoning district.

- (a) The applicant does not address any special conditions specific to the land, structure, or building. The applicant notes that the variance is due to the porch extending into the required setback.
- (b) The applicant states that they cannot demonstrate that the need for the variance was not caused by them. The applicant notes that he believed he could get the variance because of what he observed in the area. It is clear to staff that the applicant has caused the need for the variance.
- (c) The applicant does not address any unnecessary hardship. However, the applicant notes that they “believed it would be simpler to ask for a variance” due to what they observed in the surrounding area. Although the site in question faces no unnecessary hardship a change in ordinance may offer a reasonable solution.
- (d) The applicant does not address the question and instead mentions that variances are put in place for situations like this. Although not mentioned in regard to this question, the applicant has previously stated that houses in the area are built within required setbacks. However, these properties are not built within their front setback and so the ordinance would not deprive the applicant of rights enjoyed by others in the area.
- (e) The applicant states that they will not receive any special benefit with the approval of this variance. It is clear to staff that the granting of this variance would grant a special privilege to the applicant. The surrounding area has multiple houses built within the required secondary frontage, however, no properties fronting 31st Street are built into their front setback. The granting of this variance would create a precedence for the area.
- (f) The property is zoned R-2 and a duplex use is allowed by right.

EXECUTIVE SUMMARY

The five criteria for a variance have not been met. The applicant requests a variance for a front setback of 20 feet where 25 feet is required in an R-2 zoning district. It is clear to staff that no properties fronting 31st Street have gotten a variance for a front setback. The granting of this variance would create a precedence in the area for properties that front 31st Street.

Any approval should consider these conditions:

1. Approval would allow for a 20-foot front setback where 25 feet is required.
2. Must comply with all current Building Codes and City of Gulfport Ordinances

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 9/4/2025.

Public Works: No comment as of 9/5/2025.

Traffic and Safety: No conditions. Memo dated 8/27/2025.

Technical Report

VARIANCE

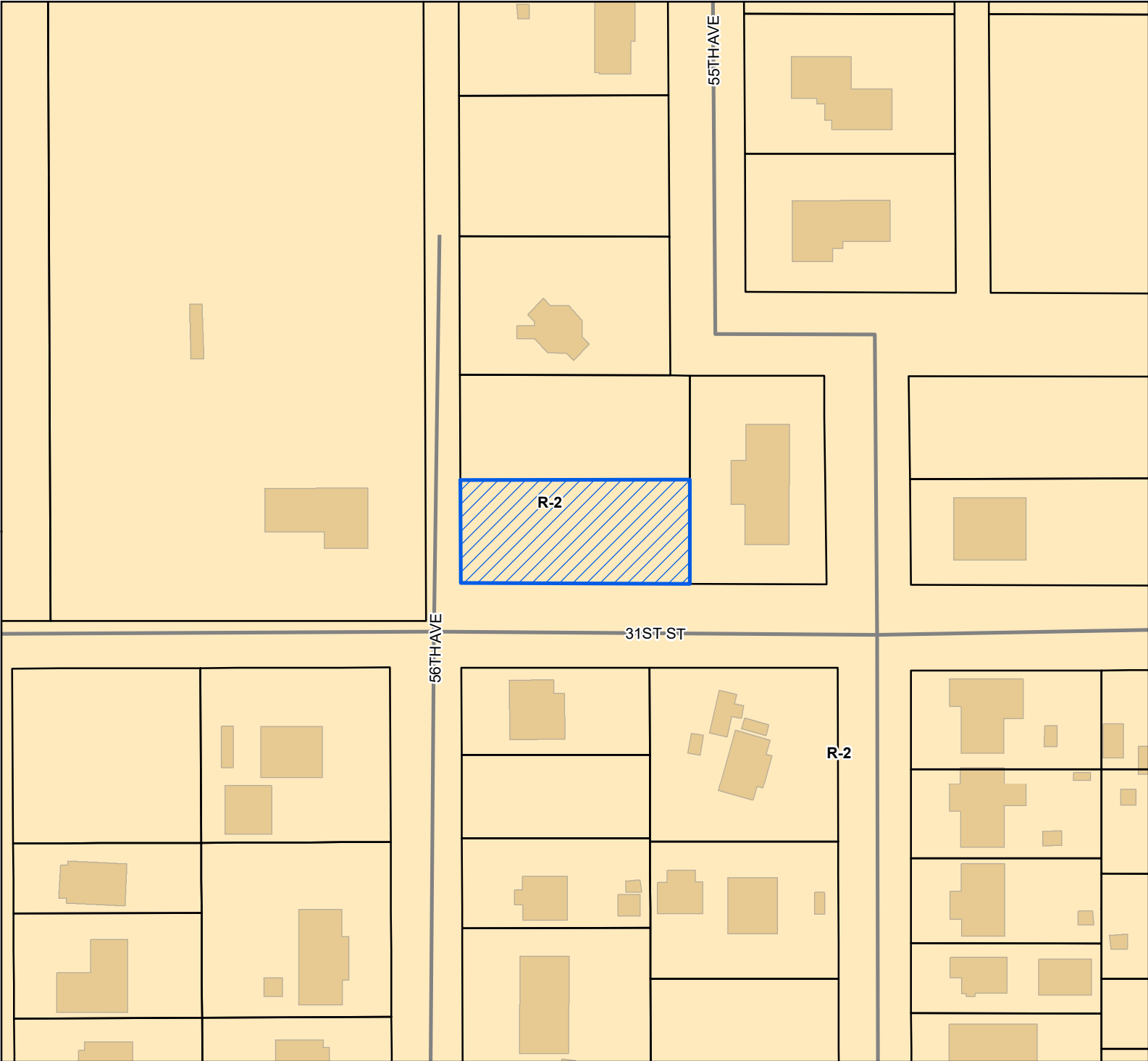
- Building Code Services:** Must comply with all current Building Codes and City of Gulfport Ordinances. Memo dated 8/27/2025.
- GIS:** No conditions. Memo dated 9/5/2025.
- Police Department:** No comment as of 9/5/2025.
- Fire Department:** No conditions. Memo dated 8/28/2025.
- City Arborist:** No conditions. Memo dated 8/27/2025.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department



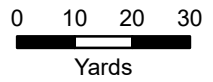
Legend

- Site
- Street
- Parcels
- Buildings
- City Limit

Zoning

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

Site Information
 0710N-02-038.001
 Zoning: R-2 (Single Family)
 Size: 12259.51 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.



WD 8/11/25
CASE NUMBER
25092B106
RH (34)4751

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	7	1	0	N	-	0	2	-	0	3	8	.	0	0	1																					

Property Address:

5610 31st st A

Lot(s) _____ Block(s) _____ Subdivision New Pinehurst

secondary GN

General Description of Request: variance for 20 ft setback where 25 is required. (frontyard setback)

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:

Gabriel Nichols
 Printed Name of Owner
 Gabriel Nichols 18172 Linden Rd. (W) 39503
 Mailing Address
 Gulfport MS 39501
 City State Zip Code
 (228) 669-7815 / (228) 669-5961
 Home Phone Work/Cell Phone
 (nichols.gabriel@a@gmail.com)
 Email danyelnichols1@icloud.com
 Gabriel Nichols
 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, Gabriel Nichols, being owner or agent of the property 0710N-02-038.001
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

Gabriel Nichols
Signature

August 1, 2025
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

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

Samuel Sweeting
Notary Public

05/22/2027
Commission Expiration



1.) Requirements are 25 feet. Because of the porch have me @ 30ft asking for a 5 foot variance

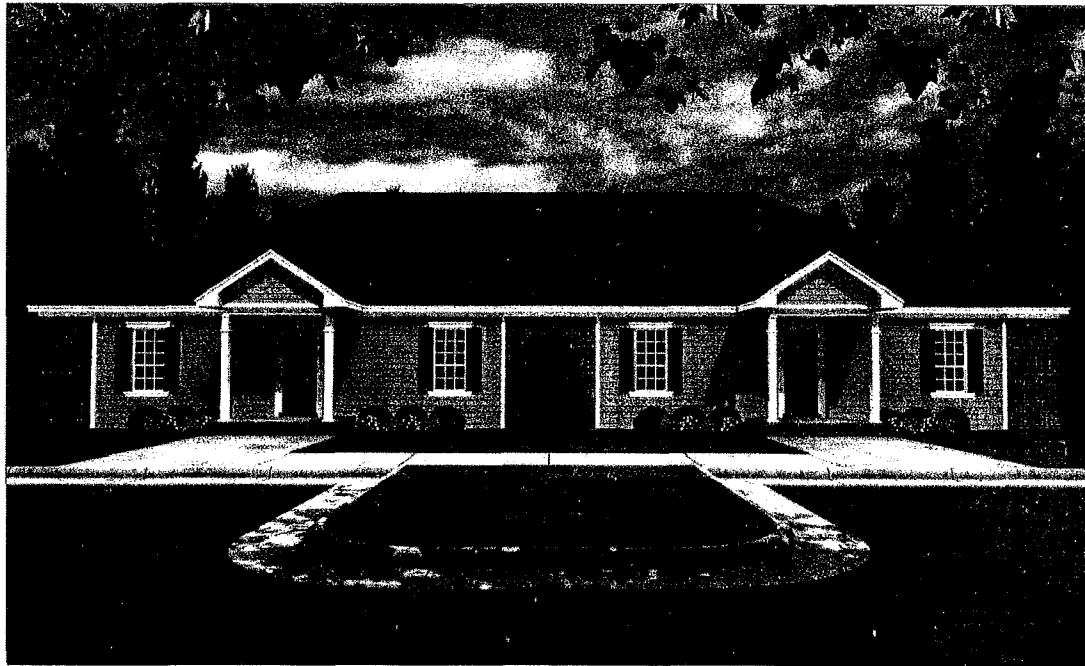
2.) Can not demonstrate that because the size building I'm putting on there is the reason I'm over the variance. Figured I could put this building on there because what I observed in the neighborhood/residence seem to be over the variance

3.) It can't be this because this is my first building
3, me and my brother planned. We thought it would be simpler to ask for a variance than to change our whole project
It is found on other properties and other properties in the community have also encroached on the set backs

4.) The variance is ~~the~~ put in place in the situations. I believe you give us the right to ask for a variance because of these type situations return means making enough profit for business activity to justify the time, effort, and money put into it.

5.) No I will not receive any special benefits that others follow
Zoning others cannot receive

6.) ~~It~~ It's permissible by right because of the opportunity given by the City of Guilford



HPG-1170

HOUSE PLAN GALLERY, INC.

6659 HWY. 98 WEST, HATTIESBURG, MS 39402
EMAIL: HOUSEPLANGALLERY@COMCAST.NET || FAX: (601) 264-4483

DESIGNS AND CONDITIONS TO BE VERIFIED BY CONTRACTOR. © COPYRIGHTED AND ALL UNAUTHORIZED REPRODUCTION PROHIBITED.

DATE:
8/21/20

DRAWN BY:
JRS

CHECKED BY:
GSM

PLAN NUMBER
HPG-
1170

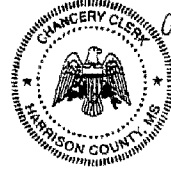
COVER SHEET

SHEET NUMBER

1



SCANNED



Angela Hunt 1st JUDICIAL DISTRICT
Instrument 2025-0016131-D-J1
Filed/Recorded 07/30/2025 1:45:01 PM
Total Fees 26.00
3 Pages Recorded

Prepared by:
Andrew Marion, PLLC
Attorney-at-Law
1919 23rd Ave.
P.O. Box 863
Gulfport, MS 39502
(228)-865-9047
MS Bar No. 1866

Return to:
Andrew Marion, PLLC
Attorney-at-Law
1919 23rd Ave.
P.O. Box 863
Gulfport, MS 39502
(228)865-9047
File No. 24-051A

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

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

Gabriel Nichols and Christopher Solite
18172 Landon Road
Gulfport, MS 39053
(228)-669-7815

do hereby sell, convey and warrant unto

Gabriel Nichols
18172 Landon Road
Gulfport, MS 39053
(228)-669-7815

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

(See Exhibit A attached, Page 3)

INDEXING INSTRUCTIONS: Exempt

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

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

WITNESS OUR SIGNATURES, this the 16 day of July, 2025.



Gabriel Nichols



Christopher Solite

STATE OF MISSISSIPPI

COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the above stated jurisdiction, the within named **Gabriel Nichols and Christopher Solite** who acknowledged that **they** signed and delivered the foregoing Warranty Deed on the day and year therein written as **their** own free and voluntary act and deed.

GIVEN under my hand and official seal on this the 16 day of July, 2025.

MY COMMISSION EXPIRES:



NOTARY PUBLIC



Exhibit "A"

PARCEL "B"

A part of Lot 65 of Unit 1, New Pinehurst 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 18 at Page 32, better described as follows, to-wit:

Beginning at an iron rod at the Southwest corner of Lot 65, New Pinehurst Subdivision, thence Run N 00° 04' 15" W along the West line of Lot 65 to an iron rod, thence N 89° 57' 56" E 166.24 feet to an iron rod, thence S 00° 11' 40" E along a fence line 74.88 feet to an iron rod on the North margin of 31st Street, thence S 89° 59' 16" W 166.40 feet to the Point of Beginning, Said parcel contains 12448 square feet or 0.29 acres.

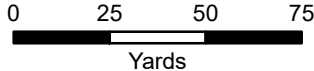
The above parcel is that parcel set out as Parcel "B" on the Certificate of Resubdivision filed as instrument number 2022-0015129-D-J1 in the land records of the Chancery Clerk of the First Judicial District, Harrison County, Mississippi.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0710N-02-038.001	GABRIEL NICHOLS (OWNER)	18172 LANDON ROAD	GULFPORT	MS	39503
			Adjacent Property Owners (2509ZB106)				
	127758	0710N-02-025.001	GOLSON MALCOLM	124 CHISUM TRL	LA VERNIA	TX	78121
	27136	0710M-01-046.000	MOELLER GEORGE W	5603 31ST ST	GULFPORT	MS	39507
	31245	0710N-03-059.000	D S LADNER HOLDINGS LLC	PO BOX 6546	GULFPORT	MS	39506
	130535	0710N-03-059.001	HABITAT FOR HUMANITY OF MGC	2214 34TH ST	GULFPORT	MS	39501
	90740	0710N-02-024.000	MOREIRA RENATO	2972 HAWK CT SE	MARIETTA	GA	30067
	98383	0710N-02-024.001	HAYNES RAHEEN & CHANDLER BRITTANY	3102 55TH AVE	GULFPORT	MS	39501
	31246	0710N-03-058.000	LANGSTON ROY III-EST- & DEBRA	P O BOX 926	GLENDALE	OR	0
	32898	0710N-02-037.001	BLACKSTAR STABILITY DIST DEBT FUND	1250 CONNECTICUT AVE NW STE 700	WASHINGTON	DC	20036
	107717	0710M-01-044.002	DIGGS DEBORAH	3015- 56TH AVENUE	GULFPORT	MS	39501
	135098	0710N-03-039.001	LANGSTON ROY E III -ESTATE-	3017 55TH AVE	GULFPORT	MS	39501
N	90756	0710N-03-039.000	LANGSTON ROY E III -ESTATE-	3017 55TH AVE	GULFPORT	MS	39501
	90704	0710M-01-001.000	ST AMANT JEANNE COLLEEN	5600 31ST ST	GULFPORT	MS	39501
	32900	0710N-02-038.000	MAGEE MICHAEL O	10435 HUTTER RD	GULFPORT	MS	39503
N	149378	0710N-02-038.001	MAGEE MICHAEL O	10435 HUTTER RD	GULFPORT	MS	39503
N	149379	0710N-02-038.002	MAGEE MICHAEL O	10435 HUTTER RD	GULFPORT	MS	0
	31251	0710N-03-037.000	NORRELL SHELA	3010 55TH AVE	GULFPORT	MS	39501
	98383	0710N-02-024.001	HAYNES RAHEEN & CHANDLER BRITTANY	3102 55TH AVE	GULFPORT	MS	39501



Legend

-  Site
-  Street
-  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.

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	42774	Legal Ad - IPL0267984		1.0	72.0L

ATTENTION: GULFPORT URBAN DEVELOPMENT IP
 PO BOX 1780
 GULFPORT, MS 39502
 accountspayable@gulfport-ms.gov;sasmith@gulfport-ms.gov

STATE OF MISSISSIPPI
 COUNTY OF HARRISON

Before me, the undersigned Notary personally appeared the undersigned, who, being by me first duly sworn, did depose and say that he/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:

1.0 insertion(s) published on:
 09/03/25 Print

**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, September 18, 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 2509ZB106, by owner Gabriel Nichols, seeking approval for 20-foot front yard setback where 25 feet is required, Tax Parcel 0710N-02-038.001, 5510 31st Street A, Zoned R-2 (Single-Family), Ward 1

Variance 2509ZB109, by agent Donovan Scruggs, seeking approval for lot width of 50 feet where 60 feet is required for proposed subdivision lots, Tax Parcels 1010M-02-001.000, 1010M-02-001.002, 1010M-02-001.003, 1010M-02-001.004, 1010M-02-001.005, 1010M-02-001.006, 1010M-02-005.001, 5th Street, Zoned T4L (General Urban Zone "Limited"), T4+ (General Urban Zone "Plus"), Ward 2

Variance 2509ZB110, by owners Brandon and Christina Pike, seeking approval for a 7-foot-tall wall where the height limit is 6 feet, Tax Parcel 0909P-02-018.016, 21 Colonel Wink Drive, Zoned R-1-7.5 (Single-Family), Ward 4

Variance 2509ZB111, by agent Kalle Deming, seeking approval for 5 regular parking spaces where 7 regular parking spaces are required, Tax Parcel 1010G-02-021.000, 2000 East Pass Road, Zoned T4+ (General Urban Zone "Plus"), Ward 5

Variance 2510ZB114, by agent Paul Diamond, seeking approval for zero regular parking spaces where nine are required, Tax Parcel 0811L-04-120.000, 1225 31st Avenue, Zoned T4+ (General Urban Zone "Plus"), Ward 2

This the 27th day of August 2025
 Nathan Boddie, Chairman
 City of Gulfport Zoning Board of Adjustment and Appeals
 IPL0267984
 Sep 3 2025

[Print Tearsheet Link](#)

[Marketplace Link](#)

Julie Ambry



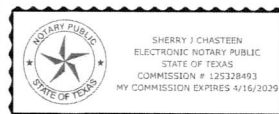
Julie Ambry

Sherry J Chasteen



Sworn to and subscribed before me on

Sep 10, 2025, 11:44 AM ED



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX



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

ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, September 18, 2025

Variance 2509ZB109: Variance 2509ZB109, by agent Donovan Scruggs, seeking approval for lot width of 50 feet where 60 feet is required for proposed subdivision lots, Tax Parcels 1010M-02-001.000, 1010M-02-001.002, 1010M-02-001.003, 1010M-02-001.004, 1010M-02-001.005, 1010M-02-001.006, 1010M-02-005.001, 5th Street, Zoned T4L (General Urban Zone "Limited"), T4+ (General Urban Zone "Plus"), Ward 2

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2509ZB109

Hearing Date: September 18, 2025

Current Zoning/Use: T4L , T4+ / Commercial Structures and Vacant Land

Legal: Variance 2509ZB109, by agent Donovan Scruggs, seeking approval for lot width of 50 feet where 60 feet is required for proposed subdivision lots, Tax Parcels 1010M-02-001.000, 1010M-02-001.002, 1010M-02-001.003, 1010M-02-001.004, 1010M-02-001.005, 1010M-02-001.006, 1010M-02-005.001, 5th Street, Zoned T4L (General Urban Zone "Limited"), T4+ (General Urban Zone "Plus"), Ward 2.

TECHNICAL DETAILS

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

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

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

Technical Report

VARIANCE

The applicant is seeking approval for lot width of 50 feet where the subdivision ordinance requires lot widths of 60 feet for the zoning district.

- (a) The applicant does not address any special conditions or circumstances that are particular to the subject site. Instead, the applicant claims that they are trying to construct their proposed development similar to an existing development adjacent to their proposed development.
- (b) The applicant does not address how any special conditions or circumstances do or do not result from the actions of the applicant. The applicant instead states how their request for lot width was not part of their previous variance for lot size. The applicant does state in their application how the presence of protected trees could impose a hardship, claiming that the required lot width of 60 feet would result in less flexibility to work around protected trees. Without a tree survey being provided along with a lot layout, there is no visual way to verify how the trees may impede construction of the proposed development. The reduction of lot width could result in less room for placement of the proposed single-family homes to work around any protected trees on the proposed lots. The applicant is seeking approval for smaller lot widths in order to place more single-family homes in their proposed development and has caused their own hardship.
- (c) The applicant claims that the site contains protected trees and that the reduced lot width would allow for flexibility around protected trees. The applicant also claims that the wider lots result in a less buildable area for their lots due to the front yard setback requirements. The buildable area for each lot would actually be reduced by the applicant's request for reduced lot width. If one were to take two lots with the same depth of 100 hundred feet and differing width (one with 60 feet and the other with 50 feet), and subtract the square footage required for the setbacks of the T4L transect zoning district, you would find the remaining square footage (representing your buildable area) would come to around 3792 square feet for the 60-foot wide lot, while the buildable square footage for the 50-foot wide lot would come around to 3002 square feet. The applicant's request would result in a 20 percent reduction of the buildable area for these proposed lots. Regarding protected trees, a reduction of the lot width could result in less maneuverability for house placement by decreasing the amount of square footage available for the buildable area. Without a tree survey being provided along with the proposed lot layout, there is no visual way to verify how the trees may impact the proposed development or vice versa. That being said, there is no guarantee that the developers would be able to receive an approved tree permit for removing any healthy protected trees. In addition, if said protected trees would impede the construction of a proposed single-family dwelling, a variance for that lot may be required for building within setbacks if the location of said protected trees forces them to encroach into the required setbacks.
- (d) The applicant claims that the literal interpretation of the ordinance would prevent them from developing in a similar manner to the adjacent development west of the subject site, and that not allowing the same treatment of adjacent development would deprive the applicant the right enjoyed by others in the same district. While this report cannot speak to matters regarding the adjacent development mentioned, the subject site did receive a

Technical Report

VARIANCE

variance by this board regarding lot sizes earlier this year, and the proposed lot width would be similar in nature to the previous variance.

- (e) The applicant claims that the granting of this variance would not confer any special privileges to the applicant, and to develop in a similar manner as other developments generally allowed within the district, specifically zero-lot line and townhouse developments. While zero-lot line and townhouse developments are allowed by right within this zoning district, they do not match what the applicant is proposing for these lots. Zero-lot line dwelling, as defined in the city's ordinance, is a structure for single-family use which is sited on one or more lot lines. A town home dwelling, as defined by the city's ordinance, is a row of homes in a series of three (3) or more units not to exceed a maximum length of two hundred twenty-five (225) feet and which are structurally connected together to each other without side yards between individual dwellings (town house) designed for single-family occupancy. Each town house shall be located on individual lots of record. The ends of each row of town homes shall have side yards. The applicant is seeking to develop single-family homes on smaller, more narrow lots than what ordinance requires for the T4L zoning district, and in a similar manner to what is allowed for small house/ small lot developments which are only allowed in R-3 zoning districts. As mentioned prior, a variance for lot sizes was approved by this board and the proposed lot width would be in similar nature to such variance.
- (f) This property is zoned T4+ and T4L, and Single-Family homes and Townhomes are allowed by right.

EXECUTIVE SUMMARY

The five criteria for hardship has not been met, and the hardships provided do not meet merit. The applicant is seeking approval for lot widths of 50 feet where the subdivision regulations requires 60 feet. The applicant claims that the proposed lot widths of 50 feet would reduce the amount of buildable area for the proposed single-family homes and flexibility to accommodate the presence of protected trees on the site. As noted above in the report, the reduction of the lot width would result in a reduction of buildable area outside of required setbacks and would result in less flexibility of maneuvering the placement of the proposed single-family homes around protected trees. As there is no guarantee that a tree permit could be obtained for removing potentially healthy protected trees, this may result in other variances to be obtained for potential single-family homes to encroach into the required setbacks. The applicant is seeking to construct single-family homes on smaller, more narrow lots, than ordinance would allow within this zoning district. That being said, this board did recently approve a variance for lot sizes of 4000 square feet where ordinance requires 7,500 square feet. The applicant's request would be in similar nature to the previous variance.

Any approval should consider these conditions:

1. Approval allows for lot widths of 50 feet where ordinance requires 60 feet.
2. Must comply with all current Building Codes and City of Gulfport Ordinances.
3. All protected trees are to be preserved and protected per Chapter 8 Ordinance. Protection needs to be in place prior to construction. Infrastructure and development shall be beyond the critical root zone of each protected tree.

Technical Report

VARIANCE

DEPARTMENTAL CONDITIONS

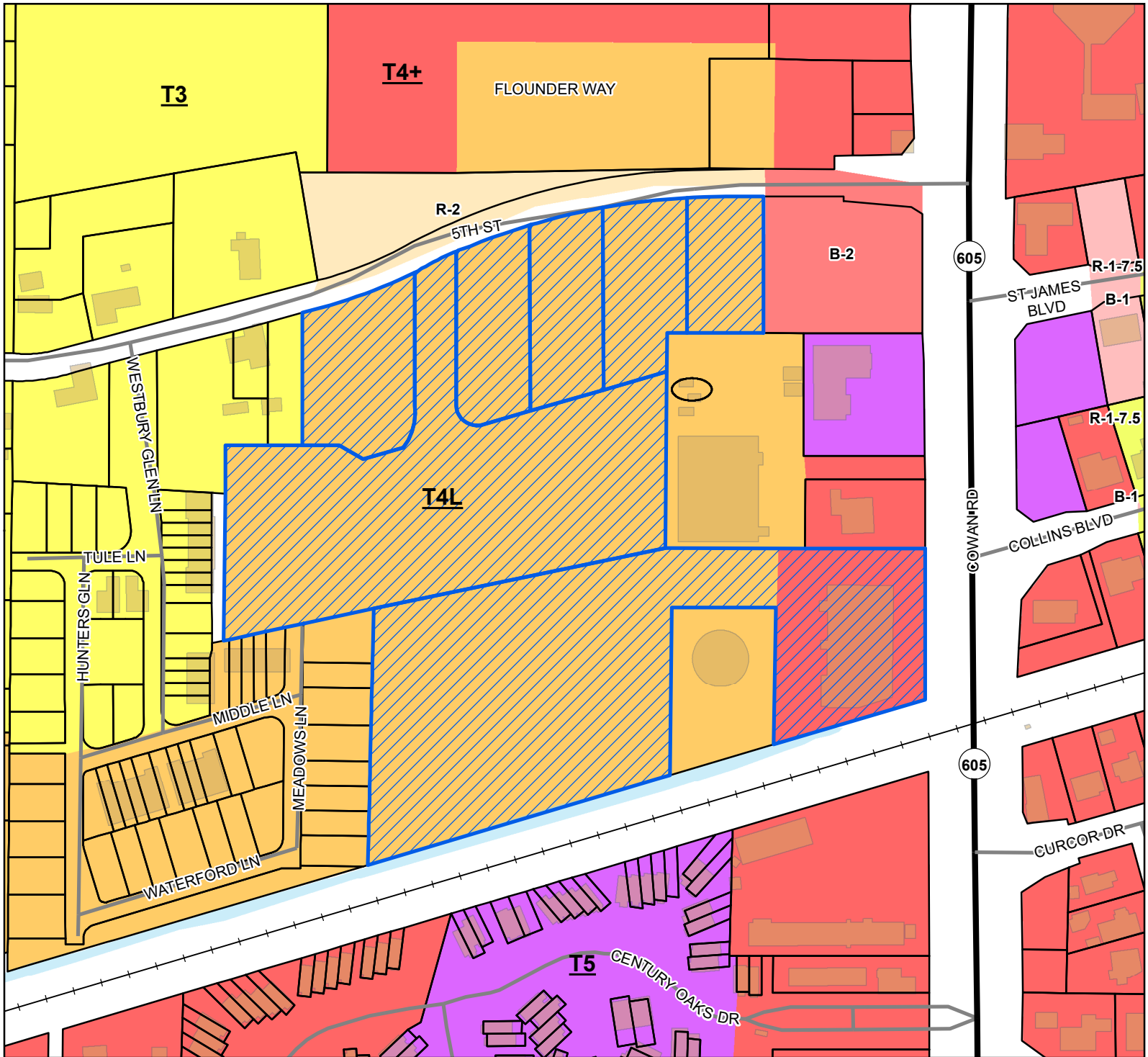
- Engineering:** No conditions. Memo dated 9/4/25.
- Public Works:** No comment as of 9/8/25.
- Traffic and Safety:** No conditions. Memo dated 8/27/25.
- Building Code Services:** Must comply with all current Building Codes and City of Gulfport Ordinances. Memo dated 8/27/25.
- GIS:** No conditions. Memo dated 9/5/25.
- Police Department:** No comment as of 9/8/25.
- Fire Department:** No conditions. Memo dated 8/28/25.
- City Arborist:** All protected trees are to be preserved and protected per Chapter 8 Ordinance. Protection needs to be in place prior to construction. Infrastructure and development shall be beyond the critical root zone of each protected tree. Memo dated 9/2/25.
- Landscape Manager:** No conditions. Memo dated 8/28/25

DIRECTOR APPROVAL

This report has been reviewed and approved by:

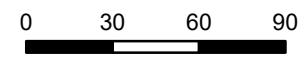


Greg Holmes
Director of Urban Development Department



- Site
- US or State Highway
- Street
- Railroad
- Parcels
- Buildings
- Water Features
- City Limit
- Smart Code**
- T5
- T4+
- T4L
- T3
- Zoning**
- B-1 - Neighborhood Business District
- B-2 - General Business District
- R-1-7.5 - Single Family Residence District (Low Density)
- R-2 - Single Family Residence District (Medium Density)

Site Information
 1010M-02-005.001
 1010M-02-001.000
 1010M-02-001.002
 1010M-02-001.003
 1010M-02-001.004
 1010M-02-001.005
 1010M-02-001.006
 Zoning: T4+ (General Urban Zone "Plus")
 T4L (General Urban Zone "Limited")
 Size: 12.31 acres
 Flood: X



1 inch = 200 feet



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



535 8/5/25
CASE NUMBER
2509 ZB 169
R# 13418908

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

1010M-02-001.002	1010M-02-001.003
1010M-02-001.004	1010M-02-001.005
1010M-02-001.006	1010M-02-001.000
1010M-02-005.001	

Property Address:

Unaddressed parcels (western portion) along CSX R.O.W. & South of 5th Street
Lot(s) _____ Block(s) _____ Subdivision NA

General Description of Request: The applicant intends to develop a mixed residential neighborhood. A variance was granted for reduced lots by the ZBA at the July 31, 2025 meeting. The variance request did not include a reduction of lot widths. As a result, lots would be required to have widths of 60 feet which could cause lots to be too shallow. The application is to establish the minimum lots widths of 50 feet with a minimum depth of 80 feet (additional information attached)

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: Brandon Elliott,
 Elliott Land Developments, LLC
 Printed Name of Owner
 1402 Pass Road
 Mailing Address
 Gulfport MS 39501
 City State Zip Code
 228-257-9914
 Home Phone Work/Cell Phone
 brandon@myelliotthome.com
 Email
 Signature of Owner Brandon Elliott

AGENT:
 Donovan Scruggs
 Printed Name of Agent
 317 Pine Drive
 Mailing Address
 Ocean Springs MS 39564
 City State Zip Code
 228-348-1315
 Home Phone Work/Cell Phone
 donovan@scruggsplanning.com
 Email
 Signature of Agent Donovan Scruggs

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: _____

N/A

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, Braden Elliott, being owner or agent of the property 5th Street
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] 8/5/25
Signature Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 5th day of August, 2025
[Signature] 05/22/2027
Notary Public Commission Expiration



August 1, 2025

Mr. Greg Holmes, Director
Urban Development
1410 24th Avenue
Gulfport, MS 39501

RE: Letter of Authorization for Rezoning and General Plan for PIDNS: 1010M-02-001.002, 1010M-02-001.003, 1010M-02-001.004, 1010M-02-001.005, 1010M-02-001.006, and 1010M-02-001.000 and 1010M-02-005.001

Dear Mr. Holmes:

Please accept this letter as authorization for Donovan Scruggs Town Planning and Consulting, LLC to represent the interests of Elliott Land Developments, LLC. for the property or portions of the properties referenced above to include general plan, rezoning, variances, and similar land use requests.

Please accept applications, documents, correspondence, and other representations by his company, submitted and provided on our behalf, that relate to these properties.

Sincerely,

Brandon Elliott

STATE OF MISSISSIPPI
COUNTY OF Harrison

Personally appeared before me, the undersigned authority in and for the said county and state, on this 5 day of August 2025, within my jurisdiction, the within named owner, who acknowledged that he/she executed the above and foregoing instrument.

Samuel Sweeting
Notary Public

SEAL



**Land Use Report for a Lot Width Variances
for Properties Located Along South Side of Fifth Street and West of Cowan Road
PIDNS: 1010M-02-001.002, 1010M-02-001.003, 1010M-02-001.004, 1010M-02-001.005,
1010M-02-001.006, 1010M-02-001.000 and 1010M-02-005.001
Applicant: Elliott Land Developments, LLC**

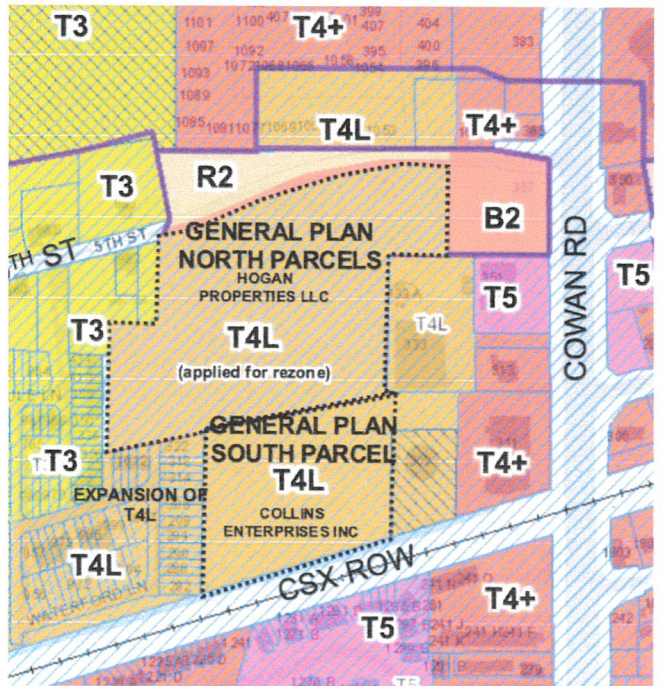
Prepared by: S. Donovan Scruggs, AICP
Date: August 4, 2025

Elliott Land Developments, LLC (Elliott) is submitting an application for lot width variance that includes multiple parcels of land for a reduced-sized lot subdivision. The site includes several parcels that were recently rezoned to T4L. At the July 31, 2025 the Zoning Board of Adjustments approved a variance for reduced lot sizes (4,000 sq. ft.) for the subject properties. While the request reduces the minimum lot sizes of single-family residential lots, these lots are substantially larger than the zero-lot line lots (2,800 sq. ft.) and townhouse lots (1,800 sq. ft.) that are permitted within the district. As originally proposed, the site includes 67 lots with a mix of town houses and zero-lot line or reduced-sized lots. These lots ranged between 4,000 and 9,500 square feet. The ordinance would allow approximately 100 zero lot line units and more than 120 town house lots, if the minimum lot sizes were proposed. With the reduced widths of the lots, it is estimated that approximately 55 lots could be developed. As a result, the variances granted for this development will actually reduce the number of dwelling units planned for the site.

This report and accompanying application are intended to support "Lot Width Variances" for this proposed subdivision development. The T4L District allows for multiple residential types, structures, and densities. However, stipulations within the zoning regulations do not allow for "reduced sized lots" or "small lots/small houses" within the T4L District. In fact, there is no zoning district that would permit the proposed development without some variances.

1. Overview.

A proposed layout and plan has been provided to the City. There has been some confusion regarding the requirements. Because the layout is not considered a town house, zero-lot line, or small lot/small house development, the size of the lot is required to be 7,500 sq. ft. with a minimum width of 60 feet. Because the width requirement was not clear or realized, no width variance was requested with the original application. The proposed lot widths have consistently been demonstrated at 50 feet on plans and documents submitted to the city.



The requested variance is to establish lot widths at a minimum of 50 feet. This allows a deeper lot and can more readily accommodate a deeper front yard setback, if needed, and a larger rear yard. It provides a slightly larger building area.

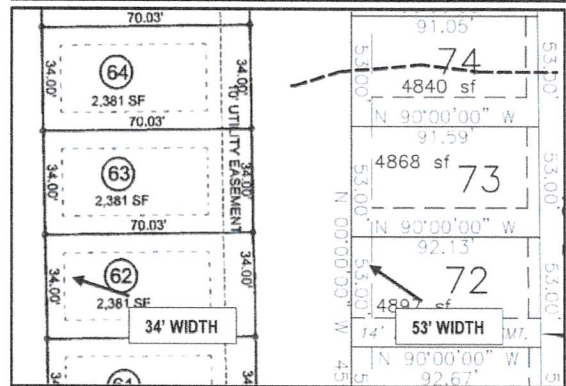
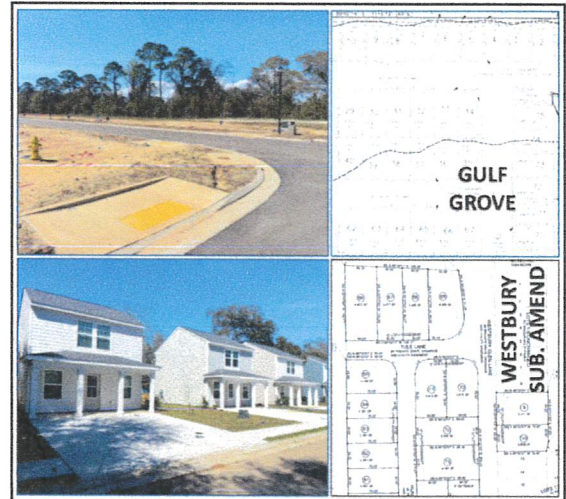
The location of the project is within an area of similar dwellings or developments. To the west of the property is Westbury Subdivision, Amended. This is a plat that was recently approved. The original platting and construction of the project began in approximately 2007. It was not completed, and it was replatted with small lots with approximately 25 lots being less than 3,500 square feet, and 14 lots being less than 2,500 square feet. According to the plat, these are not zero-lot line units and have setbacks on both sides. The width of Westbury lots are typically 34 feet.

To the north is Gulf Grove, a more traditional zero-lot line development. Lots range from 4,800 square feet to over 5,000 square feet. While it is compliant, the zero lot line layout can cause problems when dwellings are adjacent to public rights of way. It can cause potential encroachments onto right-of-way or it requires the walls adjacent to right of way to be set back from the property line (and not being a zero-lot line structure).

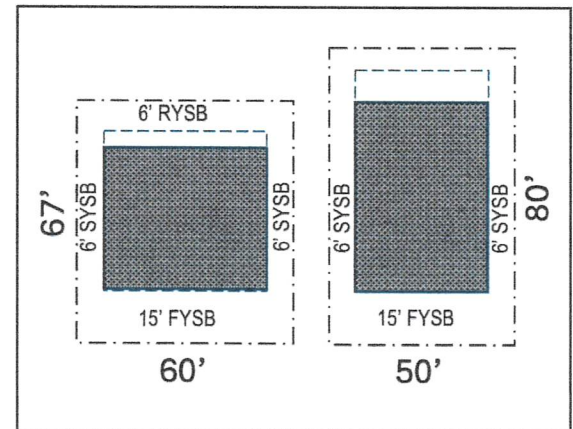
Zero-lot line buildings allow a minimum lot width of 28 feet. In December 2024, the Gulfport City Council created a small lot/small house ordinance that was placed within the supplementary regulations for town houses and zero-lot line units. These developments permit lot sizes of 2,100 square feet and lot widths of 37 feet. The R-1-5 District of the Zoning Ordinance allows lot sizes of 5,000 square feet and reduces the required width to 50 feet. All single-family dwellings or lots, including zero-lot line, townhouses, and small lot/small houses, that are less than 6,000 square feet are permitted to have lot widths 50 feet or less. It is established that smaller lots are permitted reduced lot widths. The requested 50 feet width is consistent with the R-1-5 District requirements and greater than the widths required of the similar 'small lot/small house' uses.

2. Existing Zoning, Proposed Zoning, Dwellings and Lots.

The T4L zoning designation permits a number of high to moderate housing options which include townhouses, zero lot line homes, duplexes (two-family) and multifamily dwellings. These uses are permitted 'by-right' in the T4L District. The General Plan associated with this application will include smaller lot sizes based on the lot area variance provided at the previous meeting. A review of the previous report provided with the variance application demonstrates the plan included lots with widths of 50 feet. The omission of this additional variance was an oversight and should have been submitted or requested with the initial application.



The lots at Westbury (left) are narrow and small with many being less than 2,400 sq. ft. Gulf Grove (right) includes wider, larger 'zero-lot line parcels, but helps to establish smaller lot/higher density character of the area.



The zoning ordinance recognizes that smaller lots have narrower widths as reflected in the R-1-5 District and zero-lot line and 'small lot' requirements. A narrower width provides more buildable area with the required setbacks and will provide greater flexibility around protected trees.

Despite being a permitted use within several districts including T4L, the zoning ordinance does not include district specific standards for townhouses and zero-lot line dwellings within district regulations. Instead *Section IV. Supplementary Regulations. A. Supplementary Use Regulations. (10) Townhouses, Zero Lot Line, and Small Lot/Small House Residential Uses* of the zoning regulations describe and define the requirements for constructing these moderate density dwelling units. Based on the dwelling type, some setbacks (specifically side yards) vary from the base district. Below are some details related lot requirements that differ from the base district:

	Townhouses	0-Lot Line Dwellings	Single Fam. Residential	Small Lot
Lot Area		2,800 sq. ft.	7,500 sq. ft.	2,100 sq. ft.
Lot area 1 st Two/Each Add'l	3,800/1,200 sq. ft.			
Minimum Front Setback	10 ft.	10 ft.	15 ft.	10 ft.
Minimum Rear Setback	6 ft.	6 ft.	6 ft.	6 ft.
Minimum Lot Width	14 ft.	28 ft.	60 (sub regs)	37 ft.
Maximum height	20 ft.	20 ft.	35 ft.	35 ft.
Lot Coverage	75%	75%	70%	70%
Setback – Interior/wall-side	0	0' with 5' maint. Esmnt.	6 ft. SYSB	6 ft.
Open/non-common side	8 ft.	14 ft.	6 ft. SYSB	6 ft.

The T4L District permits townhouses and zero lot line homes 'by-right'. However, the recently amended City of Gulfport's zoning regulations only permits small lot/small house projects within the R-3 District, and these developments are limited in size and placement. These lots are permitted to be as small as 2,100 square feet with lot widths of 37 feet. The proposed development includes minimum areas of 4,000 square feet (more than 90 percent larger) and widths of 50 feet (more than 30 percent larger than small lot homes/lots). This previous variance established minimum lot sizes of 4,000 square feet to permit the inclusion of small lot homes in the development. Unlike zero-lot line homes, small lot homes are not constructed along a lot line with a zero setback and includes minimum setbacks of the district on all sides. This will permit windows and doors along all sides of the dwellings and removes the need for a maintenance easement on adjacent lots.

3. Ongoing Developments

The surrounding area has recently experienced a significant amount of new growth. Two ongoing projects represent a change in development patterns within the area. Gulf Grove, located to the north of the proposed site, replaced a project that never began. Gulf Grove is a 'zero-lot line' development with lot sizes ranging from approximately 4,800 to 5,500 square feet. This development will include 75 new lots. The site was originally planned after Hurricane Katrina as a higher density site, but Gulf Grove will allow medium-high density units or small lots to be conveyed as single-family residential. This project represents a trend towards a more compact, residential character in the area.

To the west of the current project is Westbury Gardens (Westbury Subdivision, Amended Plat). As indicated, this is a replat of a prior development that was initiated in approximately 2007 but never was completed. The property was purchased, and the plat was amended in 2024. The site is currently under construction as reduced are lots. These lots range in sizes from approximately 2,380 to 4,400 square feet.

4. Variance Considerations.

According to Section IV Supplementary Regulations 10. Townhouses, Zero-lot Line, and Small Lot/Small House Developments. "In order to allow any deviation from the following minimum requirements for these types of development, the developer must show evidence that such deviation will not adversely affect the health, safety and welfare of the public." This provides a much lower 'bar' than providing a specific hardship as required for other variances. Providing a less dense area with greater separation should be considered a safer for a public safety view point. Furthermore, while the density does not change with the narrower lots (small lot sizes) the length of frontage and roadway required for the development could be reduced. This provides less roadway and less infrastructure that will be conveyed to the City of Gulfport for future maintenance.

Applications for dimensional variances require that the applicants address the following questions:

a. Demonstrate that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district.

The adjacent property was permitted to develop smaller lot sizes with reduced widths. The zoning (T4L) is identical among the properties. The adjacent development was approved in December 2024, and it is not considered 'nonconforming.' The applicant considers this "special conditions and circumstances" and is requesting consistent treatment of standards that were not required on "other lands, structures, or buildings in the same district"

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

The requested lot width was part of the report associated with the initial variance, but the required lot width of 60 feet is not found within the zoning regulations (but subdivision standards). As a result, this portion of the request was simply overlooked or not submitted. The recent approval for small lots and widths on the adjacent site (Westbury) provides a 'special condition and circumstance', and the applicant is requesting equal treatment.

c. Demonstrate that an unnecessary hardship is created by the physical character of the property and is peculiar and unusual to such an extent that it is evidence that amendment of the zoning ordinance does not offer a reasonable solution.

The site includes a number of protected trees. The reduced lot width only establishes the minimum required lot width and not the standard. As a result, lots can have varied widths to work around protected trees. The required width of 60 feet would provide less flexibility. Wider lots could result in lots have more width than depth. This would reduce the buildable area of the lot due to the front yard setback (50 ft. width and 15 ft. setback includes a front yard area of 750 sq. ft. while 60 ft. or 70 ft. widths would have front yards 900 or 1,050 square feet, respectively.

Deviations associated with townhomes, small lot/small house and zero-lot line developments allow a lower standard than a typical 'hardship variance'. According to the zoning regulations, the developer must show that the proposal is not adverse to public health, safety, and general welfare.

d. 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.

See "a" and "b" above. The adjacent property is split zoned T3 and T4L. The T4L portion of the adjacent development (Westbury) has been permitted to develop in a manner consistent with this request. Not allowing the same treatment of adjacent properties within the same district would deprive the applicant of rights enjoyed by others within the same district.

e. Demonstrate that the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district, other than to permit the applicant to use their property in a manner as nearly equivalent to uses generally permitted in the district considering the conditions and circumstances involved and hardship.

The request allows the use of the property in a very similar manner that other developments generally allowed within the district, specifically zero-lot line and townhouse developments. The recent inclusion of small lot/small house developments into the supplementary regulations sections demonstrates consistency among the higher density uses.

The granting of the variance does not confer any special privilege but, in fact, permits the same rights and privileges of the development approved for the adjacent property (Westbury). The area in general includes higher density

residential units and commercial uses along the Cowan Road corridor. The site is adjacent to a elevated storage tank and CSX railroad right of way.

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

The proposed use should be considered 'by-right' regardless of interpretation of the category it should fit. Townhouses, zero-lot lines, and single-family residential are permitted 'by-right' in this district.

5. Conclusion.

The subject site has never been developed and was rezoned T4L. This district permits zero lot line units and townhouses as permitted or 'by-right' uses. The applicant has provided a conceptual General Plan that included reduced-area lots with lots as small as 4,000 square feet and 50 ft. widths. A variance was provided at the July 2025 Zoning Board of Adjustments meeting for smaller lots, but the application did not request a lot width variance due to an oversight.

The request to construct reduced lot dwelling is not permitted in the zoning ordinance except in a very limit manner in the R-3 District. This site does not fit that criteria and zoning is not appropriate. Districts and regulations that allow lot areas less than 6,000 square feet also permit lots widths that are 50 feet or less. Because a variance was provided to allow lot areas of 4,000 square feet, the reduced lot width of 50 feet should be considered appropriate.

The requested variance is to provide similar treatment to this site that was allowed on the adjacent site (Westbury) that is within the same district. This variance will not provide 'special treatment' to the applicant but instead, it will provide consistent treatment among adjacent parcels within the same district.

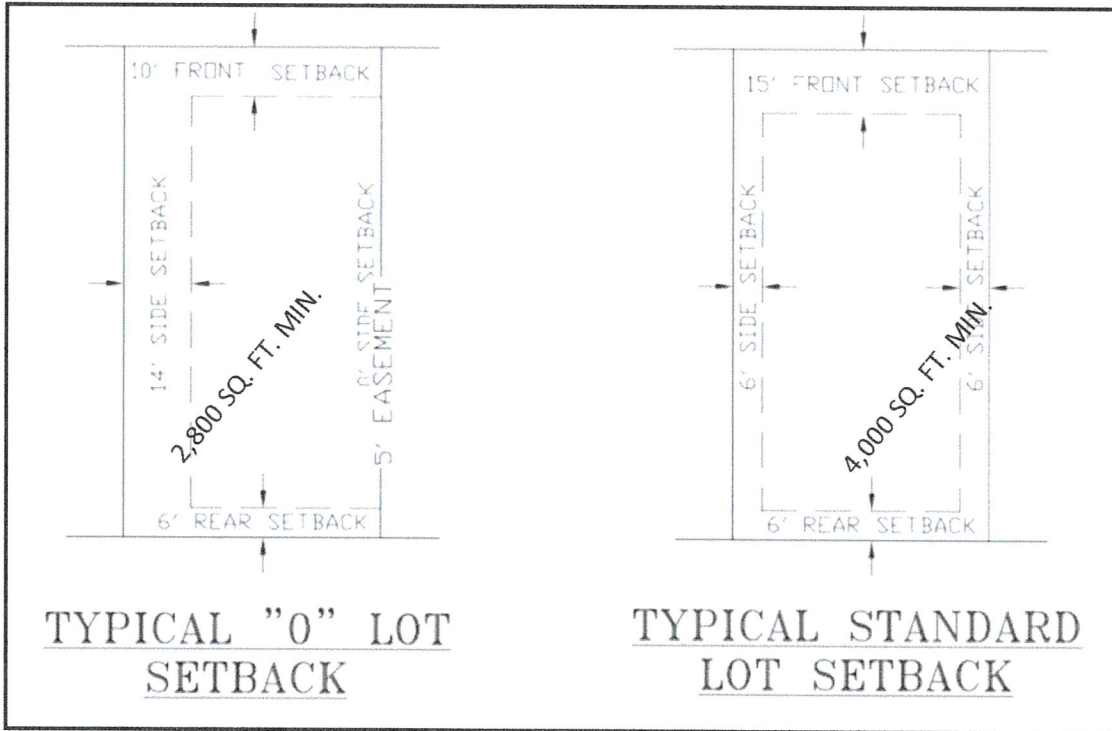
According to Section IV Supplementary Regulations 10. Townhouses, Zero-lot Line, and Small Lot/Small House Developments. "In order to allow any deviation from the following minimum requirements for these types of development, the developer must show evidence that such deviation will not adversely affect the health, safety and welfare of the public.". The provides a much lower 'bar' than providing a specific hardship as required for other variances. Providing a less dense area with greater separation should be considered a safer for a public safety view point. Similarly, the reduction in lot widths can reduce the length of right of way that will ultimately be maintained by the city. Finally, less dense typically means less traffic and the requested lot sizes and widths will remove or greatly reduce the inclusion of townhouses or zero-lot line lots. The requested deviation from the supplementary regulations is not to provide greater density or otherwise benefit the developer, but to construct a similar development but less dense project when compared to others in the area. Other lots within the same area are narrower, and this proposal that does not 'push the limits' or 'seek to maximize densities' should be considered not adverse to public health, safety and public welfare.

Respectfully Submitted:



Donovan Scruggs, AICP
Donovan Scruggs Town Planning and Consulting, LLC
317 Pine Drive
Ocean Springs, MS 39564

Exhibit A



Typical Site Plan

Single-family Residential, Detached Dwelling include the following setbacks as established by the zoning ordinance. In most cases, the minimum setbacks requirements will be exceeded.

FYSB	15 ft.
SYSB	6 ft.
RYSB	6 ft.
Lot Width	50 ft.



PROPOSED

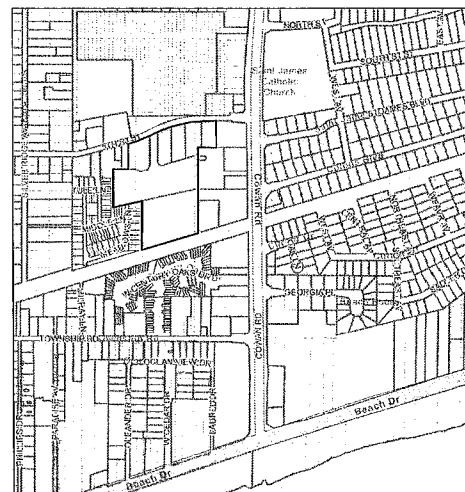
5TH STREET SUBDIVISION

OWNER:

ELLIOTT LAND DEVELOPMENT, LLC.
1402 PASS ROAD
GULFPORT, MS 39503

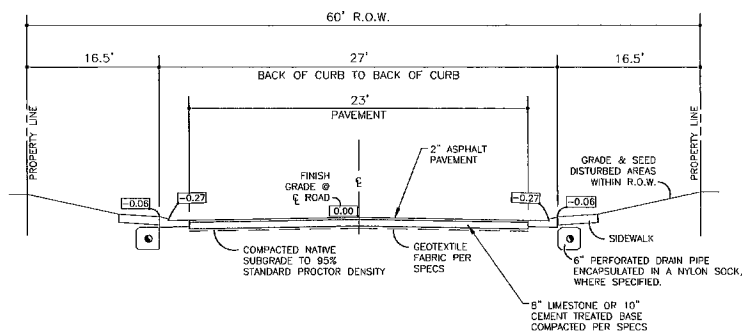
ENGINEER:

ENGINEERING SERVICES, LLC.
17381 SOUTH CARR BRIDGE ROAD
BILOXI, MS 39532



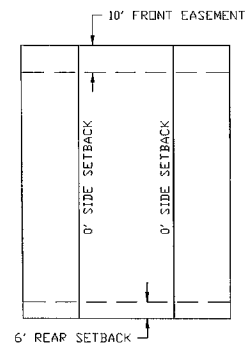
VICINITY MAP

SCALE: N.T.S.

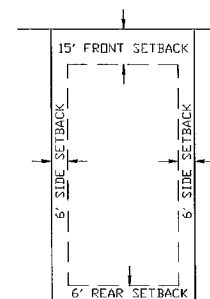


TYPICAL ROAD SECTION

N.T.S.



**TYPICAL
TOWNHOUSE
SETBACK**



**TYPICAL STANDARD
LOT SETBACK**

This is not an official certificate of good standing.

Name History

Name	Name Type
Elliott Land Developments LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1005415
Status:	Good Standing
Effective Date:	07/20/2012
State of Incorporation:	Mississippi
Principal Office Address:	1402 Pass Road Gulfport, MS 39501

Registered Agent

Name
Elliott, Brandon
1520 29th Ave
Gulfport, MS 39501

Officers & Directors

Name	Title
Brandon Elliott 1402 Pass Road Gulfport, MS 39501	Member





Angela Hunt 1st JUDICIAL DISTRICT
Instrument 2025-0013434-D-11
Filed/Recorded 06/27/2025 2:55:01 PM
Total Fees 26.00
3 Pages Recorded

Prepared by & return to:
Schwartz, Orgler & Jordan, PLLC
12206 Highway 49
Gulfport, MS. 39503
228-832-8550
Our File: 250500

Indexing: Southeast 1/4 of the Southwest 1/4
Section 31 Township 7 South Range 10 West

STATE OF MISSISSIPPI
COUNTY OF HARRISON

WARRANTY DEED

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

Collins Enterprises, Inc.
2720 Channel Place
Biloxi, MS 39531
228-860-8780

does hereby sell, convey and warrant unto

Elliott Land Developments, LLC,
A Mississippi Limited Liability Company,
1402 Pass Road
Gulfport, MS 39501
(228) 257-9914

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

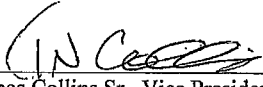
SEE ATTACHED EXHIBIT " A "

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

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

IN WITNESS WHEREOF, Collins Enterprises, Inc. has caused this conveyance to be executed by its duly authorized officer, having first been duly authorized to do so, on this the 27th day of June, 2025.

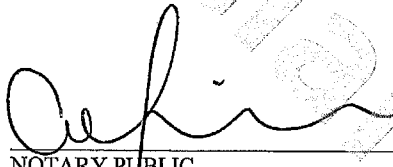
Collins Enterprises, Inc.

BY: 
Thomas Collins Sr., Vice President

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Thomas Collins Sr., who acknowledge that he is the Vice President of Collins Enterprises, Inc., and as its act and deed, signed, sealed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned after having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 27th day of June, 2025.


NOTARY PUBLIC

My Commission Expires:



SURVEY DESCRIPTION FOR PARCEL "B"

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH (MS EAST ZONE):

BEGINNING AT A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 22 OF THE AMENDED PLAT OF WESTBURY SUBDIVISION; THENCE ALONG THE NORTH LINE OF PROPERTY OF COLLINS ENTERPRISES, INC., N78°08'38"E 429.52' TO A 1" IRON PIPE FOUND; THENCE S03°12'19"E 84.85' TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF PROPERTY OF THE CITY OF GULFPORT; THENCE ALONG THE WEST LINE OF SAID PROPERTY, S00°36'31"W 246.29' TO A 1/2" IRON ROD WITH CAP SET ON THE NORTH MARGIN OF THE C.S.X TRANSPORTATION RAILROAD RIGHT-OF-WAY; THENCE ALONG SAID NORTH MARGIN, S73°22'37"W 445.04' TO A 1/2" IRON ROD WITH CAP SET AT THE SOUTHEAST CORNER OF THE AMENDED PLAT OF WESTBURY SUBDIVISION; THENCE ALONG THE EAST LINE OF SAID SUBDIVISION, N00°36'45"E 370.08' TO THE POINT OF BEGINNING, CONTAINING 149,007.28 SQUARE FEET OR 3.421 ACRES.

Official



Angela Hines 1st JUDICIAL DISTRICT
Instrument 2025-0013436-D-J1
Filed/Recorded 06/27/2025 2:58:01 PM
Total Fees 26.00
3 Pages Recorded

Prepared by & return to:
Schwartz, Orgler & Jordan, PLLC
12206 Highway 49
Gulfport, MS. 39503
228-832-8550
Our File: 250355

Indexing: Northeast 1/4 of the Southwest 1/4
and in the Southeast 1/4 of the Southwest 1/4
Section 31 Township 7 South Range 10 West

STATE OF MISSISSIPPI
COUNTY OF HARRISON

WARRANTY DEED

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

Hogan Properties, LLC
A Mississippi Limited Liability Company
188 Beacon, Apt. 5
Boston, MA 02116
228-326-0575

does hereby sell, convey and warrant unto

Elliott Land Developments, LLC
A Mississippi Limited Liability Company
1402 Pass Road
Gulfport, MS 39501
(228) 257-9914

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


SEE ATTACHED EXHIBIT " A "

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

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

IN WITNESS WHEREOF, Hogan Properties, LLC has caused this conveyance to be executed by its duly authorized officer, having first been duly authorized to do so, on this the 24 day of June, 2025.

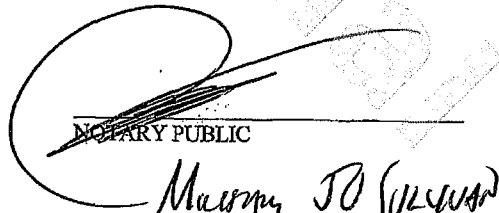
Hogan Properties, LLC

BY: 
Christopher Hogan, Sole Member

STATE OF Massachusetts
COUNTY OF Suffolk

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Christopher Hogan, who acknowledge that he is the Sole Member of Hogan Properties, LLC, and as its act and deed, signed, sealed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned after having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 24 day of June, 2025.


NOTARY PUBLIC
Michael J. O'Sullivan

My Commission Expires:
2/15/30



MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 15, 2030

SURVEY DESCRIPTION FOR PARCEL "A"

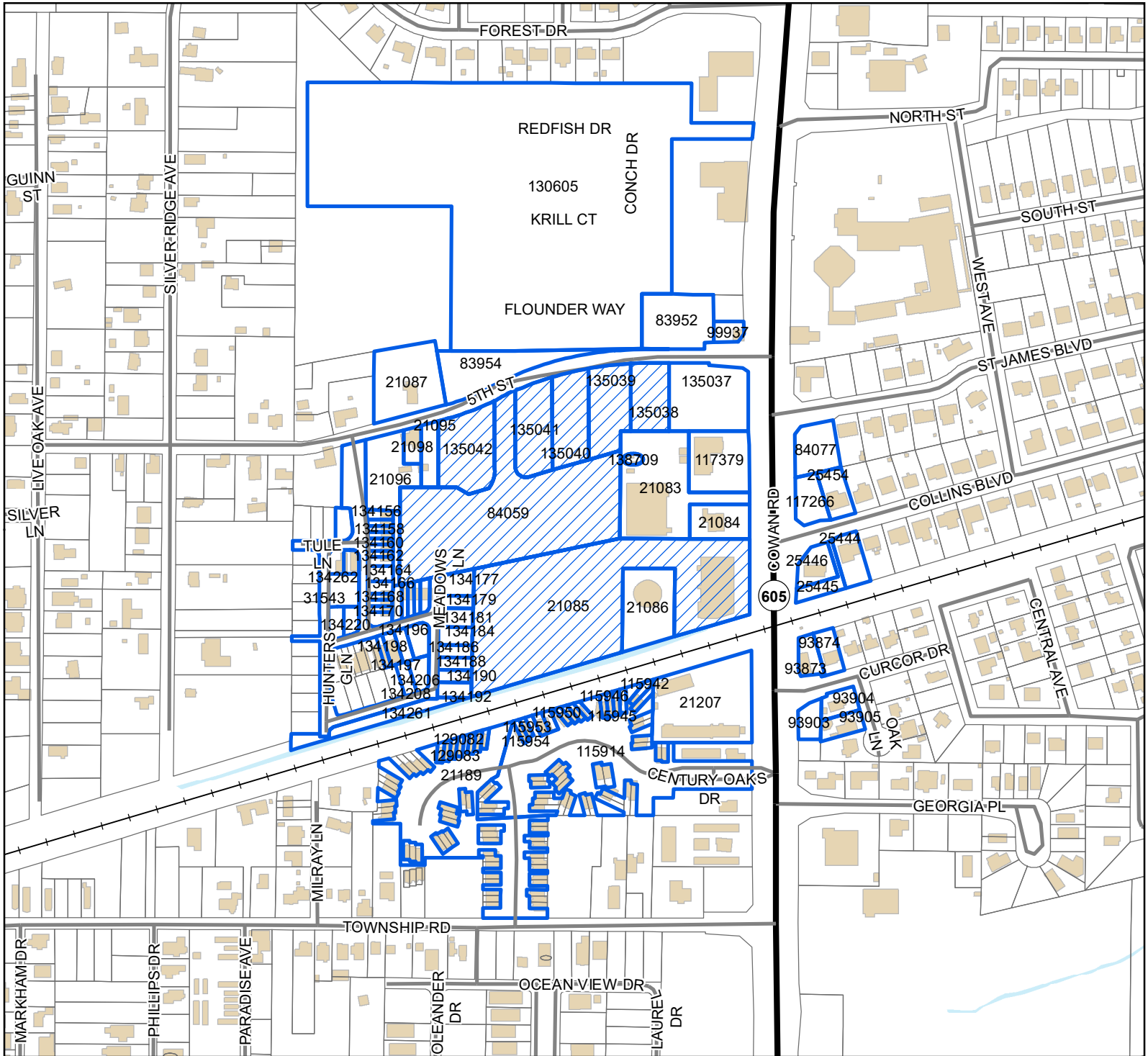
A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH (MS EAST ZONE):

BEGINNING AT A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 22 OF THE AMENDED PLAT OF WESTBURY SUBDIVISION; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SUBDIVISION, S78°03'32"W 222.04' TO A 1/2" IRON ROD SET ON THE EAST MARGIN OF NEAL STREET; THENCE ALONG SAID EAST MARGIN, N00°01'32"W 282.50' TO A 1/2" IRON ROD FOUND; THENCE N89°17'50"E 113.80' TO A 1" IRON PIPE FOUND; THENCE N00°19'01"W 201.30' TO A 1/2" IRON ROD FOUND ON THE SOUTH MARGIN OF 5TH STREET; THENCE ALONG SAID SOUTH MARGIN, N70°33'27"E 68.38' TO A 1/2" IRON ROD WITH CAP SET; THENCE FURTHER ALONG SAID SOUTH MARGIN, N63°16'19"E 78.65' TO A 1/2" IRON ROD WITH CAP SET; THENCE FURTHER ALONG SAID SOUTH MARGIN, N66°31'35"E 61.50' TO A 1/2" IRON ROD WITH CAP FOUND; THENCE FURTHER ALONG SAID SOUTH MARGIN, N73°29'52"E 43.06' TO A 1/2" IRON ROD WITH CAP FOUND; THENCE FURTHER ALONG SAID SOUTH MARGIN, N78°34'57"E 43.57' TO A 1/2" IRON ROD WITH CAP FOUND; THENCE FURTHER ALONG SAID SOUTH MARGIN, N80°01'30"E 203.88' TO A 1/2" IRON ROD FOUND; THENCE FURTHER ALONG SAID SOUTH MARGIN, N78°04'45"E 91.75' TO A 1/2" IRON ROD FOUND; THENCE FURTHER ALONG SAID SOUTH MARGIN, N86°31'39"E 31.88' TO A 1/2" IRON ROD WITH CAP FOUND; THENCE FURTHER ALONG SAID SOUTH MARGIN, N89°51'36"E 65.47' TO A 1/2" IRON ROD FOUND; THENCE S00°26'43"E 197.75' TO A 1/2" IRON ROD WITH CAP FOUND; THENCE N89°52'21"W 139.35' TO A 1" IRON PIPE FOUND; THENCE S00°01'31"W 313.43' TO A 1/2" IRON PIPE FOUND; THENCE S78°08'38"W 429.52' TO THE POINT OF BEGINNING, CONTAINING 317,651.78 SQUARE FEET OR 7.292 ACRES.







Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		1010M-01-005.000	ELLIOTT LAND DEVELOPMENTS LLC (OWNER)	1402 PASS ROAD	GULFPORT	MS	39501
			DONOVAN SCRUGGS (AGENT)	317 PINE DRIVE	OCEAN SPRINGS	MS	39564
			Adjacent Property Owners(2507ZB109)				
	25454	1010N-01-088.000	BLETHEN SHANNAN & MICHELLE	493 OAK LANE	GULFPORT	MS	39507
	115948	1010M-03-010.073	FRANCIS DELVIN W & ANGELA F	1281 CENTURY OAKS DR APT C	GULFPORT	MS	39507
	115949	1010M-03-010.074	BATISTE ROXANNE	207 VINEMONT DR	LAFAYETTE	LA	70501
	21087	1010M-01-018.000	RETTIG JOHN C JR & BETSY C	23416 S PINECREST RD	SAUCIER	MS	39574
	117266	1010N-01-087.001	ROCK SOLID PROPERTY LLC	83 MORRELL CIR	HATTIESBURG	MS	39402
	115950	1010M-03-010.075	BARTON AISHA	2526 CEZANNE CIR	MISSOURI CITY	TX	77459
	93904	1010N-04-011.003	HAPPY VACATIONS LLC	P O BOX 406	BILOXI	MS	39533
	21207	1010M-03-001.000	WW MAJURE HOLDINGS LLC	13 POPLAR CIRCLE	GULFPORT	MS	39507
	115942	1010M-03-010.067	PITRE BLAKE PAUL	301 ROBERTA GROVE BLVD	HOUMA	LA	70363
	117379	1010M-02-002.001	HOGAN PROPERTIES LLC	351 COWAN RD	GULFPORT	MS	39507
	115941	1010M-03-010.066	FOGT DERICK L & THY N	5213 MONTIANO LANE	DUBLIN	CA	94568
	115952	1010M-03-010.077	ENVISION REALTY LLC	457 MARY KAY CT	LINTHICUM HIGHTS	MO	21090
	93873	1010N-04-010.001	1803 LLC	P O BOX 7586	GULFPORT	MS	39506
	115945	1010M-03-010.070	POTEET ANDREW	44057 NICOLAS CIR	HAMMOND	LA	70403
	115947	1010M-03-010.072	BACHUS JACQUELINE BROWN	4512 S ROCHEBLAVE ST	NEW ORLEANS	LA	70125
	115953	1010M-03-010.078	HAYWOOD EBONY	1261-B CENTURY OAKS DR, UNIT 52	GULFPORT	MS	39507
N	83954	1010M-01-016.000	HOGAN PROPERTIES LLC	351 COWAN RD	GULFPORT	MS	39507
	21095	1010M-02-006.000	EVANS IDELLA W ETAL	1801 COLONIAL LANE EAST	MOBILE	AL	36618
	25445	1010N-01-096.000	DALEY ROBERT M & JEREMIA R	P O BOX 4273	GULFPORT	MS	39502
N	21086	1010M-02-004.000	GULFPORT CITY OF				0
	115946	1010M-03-010.071	GREENE NANCE R	6 CALLE HERMOSA	PENSACOLA BEACH	FL	32561
	99937	1010M-01-014.001	THOMAS JACK LEE & JACK DELL	944 CLEVELAND AVE	GULFPORT	MS	39507
	21098	1010M-02-007.000	MITCHELL JOHN ANTHONY & TARA MOORE	982 5TH ST	GULFPORT	MS	39507
	93905	1010N-04-011.004	BLETHEN SHANNAN R & MICHELLE L	493 OAK LANE	GULFPORT	MS	39507
	93874	1010N-04-010.002	CASTRO GEIDY MELIZA RAUDALES	1805 CURCOR DR	GULFPORT	MS	39507
	115943	1010M-03-010.068	DANIEL ANNIE	4188 N MAIDEN DR	BATON ROUGE	LA	70809
N	84077	1010N-01-087.000	ROCK SOLID PROPERTY LLC	83 MORRELL CIR	HATTIESBURG	MS	39402
	21084	1010M-02-003.000	HUONG NGUYEN THI & PHONG LE	312 RODENBURG AVE	BILOXI	MS	39531
	115944	1010M-03-010.069	BEARD PATRICIA & WILLIAM & MICHAEL	1283 C CENTURY OAK DR	GULFPORT	MS	39507
N	93903	1010N-04-011.002	1803 LLC	P O BOX 7586	GULFPORT	MS	39506
	115951	1010M-03-010.076	HOANG PHILLIP	18028 ALLEN RD	LONG BEACH	MS	39560
	115954	1010M-03-010.079	PHUNG ANDREW	85 PLUMERIA COURT	DANVILLE	CA	94506
	25446	1010N-01-095.000	HENDERSON RONALD D & NAKISHA W	11601 CARLENE DR	GULFPORT	MS	39503

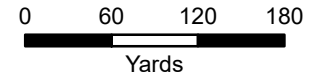
Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	25444	1010N-01-097.000	ROBERTS QUITMAN C & SYDNEY F	2004 COLLINS BLVD	GULFPORT	MS	39507
	83952	1010M-01-015.000	SLIDE RULE LLC	1049 5TH STREET	GULFPORT	MS	39507
	134157	1010M-02-010.002	WESTBURY II LLC	P O BOX 389	BILOXI	MS	39533
N	134162	1010M-02-010.007	WESTBURY II LLC	P O BOX 389	BILOXI	MS	39533
N	134163	1010M-02-010.008	WESTBURY II LLC	P O BOX 389	BILOXI	MS	39533
	134164	1010M-02-010.009	HOSLEY-BEARDEN INVESTMENTS LLC	839B 28TH STREET STE 203	GULFPORT	MS	39507
N	134170	1010M-02-010.015	WESTBURY II LLC	P O BOX 389	BILOXI	MS	39533
	134172	1010M-02-010.017	OLD MISSION LLC	309 BARBER ST	SPRING LAKE	MI	49456
N	134173	1010M-02-010.018	OLD MISSION LLC	309 BARBER ST	SPRING LAKE	MI	49456
N	134179	1010M-02-010.024	HOSLEY-BEARDEN INVESTMENTS LLC	839B 28TH STREET STE 203	GULFPORT	MS	39501
N	134181	1010M-02-010.026	HOSLEY-BEARDEN INVESTMENTS LLC	839B 28TH STREET STE 203	GULFPORT	MS	39501
N	134192	1010M-02-010.037	HOSLEY-BEARDEN INVESTMENTS LLC	839B 28TH STREET STE 203	GULFPORT	MS	39501
N	135040	1010M-02-001.004	HOGAN PROPERTIES LLC	351 COWAN RD	GULFPORT	MS	39507
N	135039	1010M-02-001.003	HOGAN PROPERTIES LLC	351 COWAN RD	GULFPORT	MS	39507
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N	134159	1010M-02-010.004	WESTBURY II LLC	P O BOX 389	BILOXI	MS	39533
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N	134166	1010M-02-010.011	HOSLEY-BEARDEN INVESTMENTS LLC	839B 28TH STREET STE 203	GULFPORT	MS	39501
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N	134169	1010M-02-010.014	WESTBURY II LLC	P O BOX 389	BILOXI	MS	39533
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N	134175	1010M-02-010.020	OLD MISSION LLC	309 BARBER ST	SPRING LAKE	MI	49456
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N	134184	1010M-02-010.029	HOSLEY-BEARDEN INVESTMENTS LLC	839B 28TH STREET STE 203	GULFPORT	MS	39501
N	134186	1010M-02-010.031	HOSLEY-BEARDEN INVESTMENTS LLC	839B 28TH STREET STE 203	GULFPORT	MS	39501
N	134188	1010M-02-010.033	HOSLEY-BEARDEN INVESTMENTS LLC	839B 28TH STREET STE 203	GULFPORT	MS	39501
N	134190	1010M-02-010.035	HOSLEY-BEARDEN INVESTMENTS LLC	839B 28TH STREET STE 203	GULFPORT	MS	39501
N	134196	1010M-02-010.041	HOSLEY-BEARDEN INVESTMENTS LLC	839B 28TH STREET STE 203	GULFPORT	MS	39501
N	134197	1010M-02-010.042	OLD MISSION LLC	309 BARBER ST	SPRING LAKE	MI	49456
N	134198	1010M-02-010.043	OLD MISSION LLC	309 BARBER ST	SPRING LAKE	MI	49456
N	134208	1010M-02-010.053	HOSLEY-BEARDEN INVESTMENTS LLC	839B 28TH STREET STE 203	GULFPORT	MS	39501
N	134262	1010M-02-010.107	HOSLEY-BEARDEN INVESTMENTS LLC	839B 28TH STREET STE 203	GULFPORT	MS	39501
N	135038	1010M-02-001.002	HOGAN PROPERTIES LLC	351 COWAN RD	GULFPORT	MS	39507
N	135037	1010M-02-001.001	HOGAN PROPERTIES LLC	351 COWAN RD	GULFPORT	MS	39507
	138709	1010M-02-002.002	SPECTRASITE COMMUNICATIONS -LESSEE-	C/O PROPERY TAX DEPT	ATLANTA	GA	31139

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	21085	1010M-02-005.001	COLLINS ENTERPRISES INC	2720 CHANNEL PLACE	BILOXI	MS	4E+08
	21083	1010M-02-002.000	CATHOLIC SOCIAL & COMMUNITY SERVICE	1790 POPPS FERRY RD	BILOXI	MS	39532
N	21096	1010M-02-008.000	MITCHELL JOHN ANTHONY & TARA MOORE	982 5TH ST	GULFPORT	MS	39507
N	134156	1010M-02-010.001	WESTBURY II LLC	P O BOX 389	BILOXI	MS	39533
	115914	1010M-03-010.040	IMPERIAL DEVELOPMENT III LLC	7555 HWY 98 WEST	PENSACOLA	FL	32506
	129079	1010M-03-010.154	C'EST FOU SERVICES LLC	996 EL MONTE AVE	MOUNTAIN VIEW	CA	94040
	129080	1010M-03-010.155	WM PROPERTIES COMPANY	900 CEDAR AVE N	MAPLE LAKE	MN	55358
	129081	1010M-03-010.156	FARRIER RODNEY -TRUSTEE-	2842 PARK HILL DR	KATY	TX	77494
	129082	1010M-03-010.157	RJB VENTURES LLC	4730 SOUTH FORT APACHE RD STE 301	LAS VEGAS	NV	9E+08
	129083	1010M-03-010.158	GOODMAN ROY M & MARIELA L	1225 CENTURY OAKS DR UNIT C	GULFPORT	MS	39507
	129084	1010M-03-010.159	BUNT DANIEL JOHN & EMILY	1225 CENTURY OAKS DR APT B	GULFPORT	MS	39507
	129085	1010M-03-010.160	CHAN ANNA -TRUSTEE-	218 MISSION ST	SANTA CRUZ	CA	95060
N	21189	1010M-03-010.000	IMPERIAL DEVELOPMENT III LLC	7555 HWY 98 WEST	PENSACOLA	FL	32506
N	134228	1010M-02-010.073	HOSLEY-BEARDEN INVESTMENTS LLC	839B 28TH STREET STE 203	GULFPORT	MS	39501
N	134171	1010M-02-010.016	WESTBURY II LLC	P O BOX 389	BILOXI	MS	39533
N	134176	1010M-02-010.021	OLD MISSION LLC	309 BARBER ST	SPRING LAKE	MI	49456
N	134261	1010M-02-010.106	HOSLEY-BEARDEN INVESTMENTS LLC	839B 28TH STREET STE 203	GULFPORT	MS	39501
N	134194	1010M-02-010.039	HOSLEY-BEARDEN INVESTMENTS LLC	839B 28TH STREET STE 203	GULFPORT	MS	39501
N	134206	1010M-02-010.051	HOSLEY-BEARDEN INVESTMENTS LLC	839B 28TH STREET STE 203	GULFPORT	MS	39501
N	134220	1010M-02-010.065	HOSLEY-BEARDEN INVESTMENTS LLC	839B 28TH STREET STE 203	GULFPORT	MS	39501
N	134224	1010M-02-010.069	HOSLEY-BEARDEN INVESTMENTS LLC	839B 28TH STREET STE 203	GULFPORT	MS	39501
N	31543	1010M-02-010.000	HOSLEY-BEARDEN INVESTMENTS LLC	839B 28TH STREET STE 203	GULFPORT	MS	39501
N	84059	1010M-02-001.000	HOGAN PROPERTIES LLC	351 COWAN RD	GULFPORT	MS	39507
N	135042	1010M-02-001.006	HOGAN PROPERTIES LLC	351 COWAN RD	GULFPORT	MS	39507
N	135041	1010M-02-001.005	HOGAN PROPERTIES LLC	351 COWAN RD	GULFPORT	MS	39507
	130605	1010M-01-013.001	GULF GROVE OF GULFPORT LLC	14397 CREOSOTE RD	GULFPORT	MS	39503

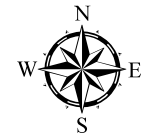


Legend

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



1 inch = 400 feet



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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	42774	Legal Ad - IPL0267984		1.0	72.0L

ATTENTION: GULFPORT URBAN DEVELOPMENT IP
 PO BOX 1780
 GULFPORT, MS 39502
 accountspayable@gulfport-ms.gov;sasmith@gulfport-ms.gov

STATE OF MISSISSIPPI
 COUNTY OF HARRISON

Before me, the undersigned Notary personally appeared the undersigned, who, being by me first duly sworn, did depose and say that he/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:

1.0 insertion(s) published on:
 09/03/25 Print

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, September 18, 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 2509ZB106, by owner Gabriel Nichols, seeking approval for 20-foot front yard setback where 25 feet is required, Tax Parcel 0710N-02-038.001, 5510 31st Street A, Zoned R-2 (Single-Family), Ward 1

Variance 2509ZB109, by agent Donovan Scruggs, seeking approval for lot width of 50 feet where 60 feet is required for proposed subdivision lots, Tax Parcels 1010M-02-001.000, 1010M-02-001.002, 1010M-02-001.003, 1010M-02-001.004, 1010M-02-001.005, 1010M-02-001.006, 1010M-02-005.001, 5th Street, Zoned T4L (General Urban Zone "Limited"), T4+ (General Urban Zone "Plus"), Ward 2

Variance 2509ZB110, by owners Brandon and Christina Pike, seeking approval for a 7-foot-tall wall where the height limit is 6 feet, Tax Parcel 0909P-02-018.016, 21 Colonel Wink Drive, Zoned R-1-7.5 (Single-Family), Ward 4

Variance 2509ZB111, by agent Kalle Deming, seeking approval for 5 regular parking spaces where 7 regular parking spaces are required, Tax Parcel 1010G-02-021.000, 2000 East Pass Road, Zoned T4+ (General Urban Zone "Plus"), Ward 5

Variance 2510ZB114, by agent Paul Damond, seeking approval for zero regular parking spaces where nine are required, Tax Parcel 0811L-04-120.000, 1225 31st Avenue, Zoned T4+ (General Urban Zone "Plus"), Ward 2

This the 27th day of August 2025
 Nathan Boddie, Chairman
 City of Gulfport Zoning Board of Adjustment and Appeals
 IPL0267984
 Sep 3 2025

[Print Tearsheet Link](#)

[Marketplace Link](#)

Julie Ambry



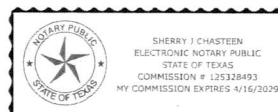
Julie Ambry

Sherry J Chasteen



Sworn to and subscribed before me on

Sep 10, 2025, 11:44 AM ED



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®



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

ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, September 18, 2025

Variance 2509ZB110: Variance 2509ZB110, by owners Brandon and Christina Pike, seeking approval for a 7-foot tall wall where the height limit is 6 feet, Tax Parcel 0909P-02-018.016, 21 Colonel Wink Drive, Zoned R-1-7.5 (Single-Family), Ward 4

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2509ZB110

Hearing Date: September 18, 2025

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

Legal: Variance 2509ZB110, by owners Brandon and Christina Pike, seeking approval for a 7-foot tall wall where the height limit is 6 feet, Tax Parcel 0909P-02-018.016, 21 Colonel Wink Drive, Zoned R-1-7.5 (Single-Family), Ward 4

TECHNICAL DETAILS

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

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

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

Technical Report

VARIANCE

The applicant requests a variance for an 7-foot fence where 6 feet is the maximum. While 7 feet could be achieved by affixing a 1-foot lattice to achieve the 7-foot height, the applicant would like to maintain the solid material for the 7-foot height. While there are several fences and walls that appear to go above the 6-foot height limit, these appear to be done prior to the current fence ordinance

- (a) The applicant states that the need for the 7-foot fence is due to the rear of their property abuts a public street as well as their neighboring property in the rear being 2 stories in height. While both of those statements are true, this does not indicate that there is something unique to this property that would be considered a hardship in this case.
- (b) The applicant states that the current wood fence is already 7 feet tall with a 1-foot lattice and they simply want to replace the fence with an updated material. In this case, the applicant is directly responsible for the requested variance as they are desiring to exceed the 6-foot maximum.
- (c) The applicant states that due to abutting a public right-of-way in the rear as well as a 2-story house, a “modestly taller” fence should be allowed. An ordinance change may provide a solution to this request as if 7-foot fences were allowed by right, then a variance request would not be required.
- (d) The applicant states that the rear fences located along Lundgren, the street to the rear of the subject property, have fences that are already 7 feet to 8 feet tall. Upon inspection of the area, it is true that there are existing fences that match that description. While it should be noted that these fences were permitted prior to the current fence ordinance, approval of this petition would be in line with what exists.
- (e) The applicant believes that no special privilege would be granted to them upon approval of this petition. There are several existing fences that exceed the height limit that were permitted prior to the current fence ordinance. The approval of this petition would not establish a precedence.
- (f) This property is zoned R-1-7.5, and a fence is allowed by right.

EXECUTIVE SUMMARY

The five criteria to be considered a hardship have not been met. Despite this, it should be noted that in the surrounding area, there are permitted fences that do exceed the established height limit of the current fence ordinance. Approval of this petition would not establish any precedence in this area. The proposed fence would be in harmony with the existing area.

Any approval should consider these conditions:

1. Approval allows for a fence at 7 feet in height where 6 feet is the maximum.
2. Must comply with all zoning rules and regulations.
3. Permit required.

Technical Report

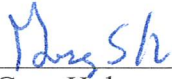
VARIANCE

DEPARTMENTAL CONDITIONS

- Engineering:** No conditions. Memo dated 9/4/2025.
- Public Works:** No comment as of 9/5/2025.
- Traffic and Safety:** No conditions. Memo dated 8/27/2025.
- Building Code Services:** Must not interfere with line of sight to traffic. Memo dated 8/27/2025.
- GIS:** No conditions. Memo dated 9/5/2025
- Police Department:** No comment as of 9/5/2025.
- Fire Department:** No conditions. Memo dated 8/28/2025.
- City Arborist:** No conditions. Memo dated 8/24/2025.
- Landscape Manager:** No conditions. Memo dated 8/28/2025.









DIRECTOR APPROVAL

This report has been reviewed and approved by:

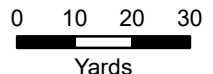


Greg Holmes
Director of Urban Development Department



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

Site Information
 0909P-02-018.016
 Zoning: R-1-7.5 (Single Family)
 Size: 9843.64 sqft
 Flood: AE

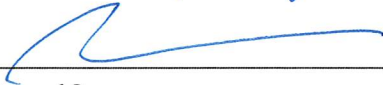


1 inch = 100 feet



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OWNER:

BRANDON A. PIKE
 Printed Name of Owner
21 Colonel Vink Dr
 Mailing Address
Culpeper MS 39507
 City State Zip Code
228.990.8870
 Home Phone Work/Cell Phone
brandonallanpike@gmail.com
 Email

 Signature of Owner

AGENT:

 Printed Name of Agent

 Mailing Address

 City State Zip Code

 Home Phone Work/Cell Phone

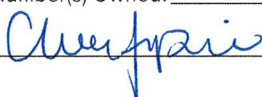
 Email

 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) Christina Pike
 Address (Street, City, State, Zip Code) 21 Colonel Vink Dr, Apt 39507
 Phone (Home) _____ (Work) _____ (Cell) 228.860.6112
 Tax Parcel Number(s) Owned: 0909P-02-018.016
 Signature: 

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



Covenant Affidavit

I, Brandon A Ake, being owner or agent of the property 21 Colonel Wink Av
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

[Signature]

8.4.2025

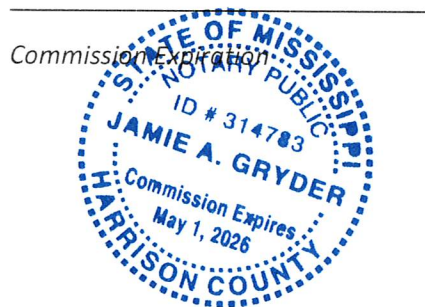
Signature

Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 4th day of August, 20 25

[Signature]
Notary Public



**FENCE VARIANCE SUBMISSION
SUPPLEMENTAL INFORMATION**

Brandon A Pike

21 Colonel Wink Dr

Gulfport, MS 39507

Tax Parcel Number 0909P-02-018.016

4 August 2025

1. The proposed replacement privacy wall will have no adverse safety effects with regard to the subject property, adjacent properties, ingress/ egress, streets, alleyways or water bodies.
2. The proposed replacement privacy wall will have no adverse visual impact on adjacent properties, streets, alleys or waterbodies. In fact, the design of the replacement fence will be a marked aesthetic improvement to the deteriorating wood fence currently in place.
3. The design of the replacement wall is in harmony with other structures on the subject property as well as adjacent properties in the neighborhood.
4. No impact on ingress/egress
5. The purpose of the replacement wall is to better screen and buffer the backyard courtyard and pool area of the subject property
6. The fence is compatible with adjacent properties.

**VARIANCE SUBMISSION
SUPPLEMENTAL INFORMATION**

Brandon A Pike

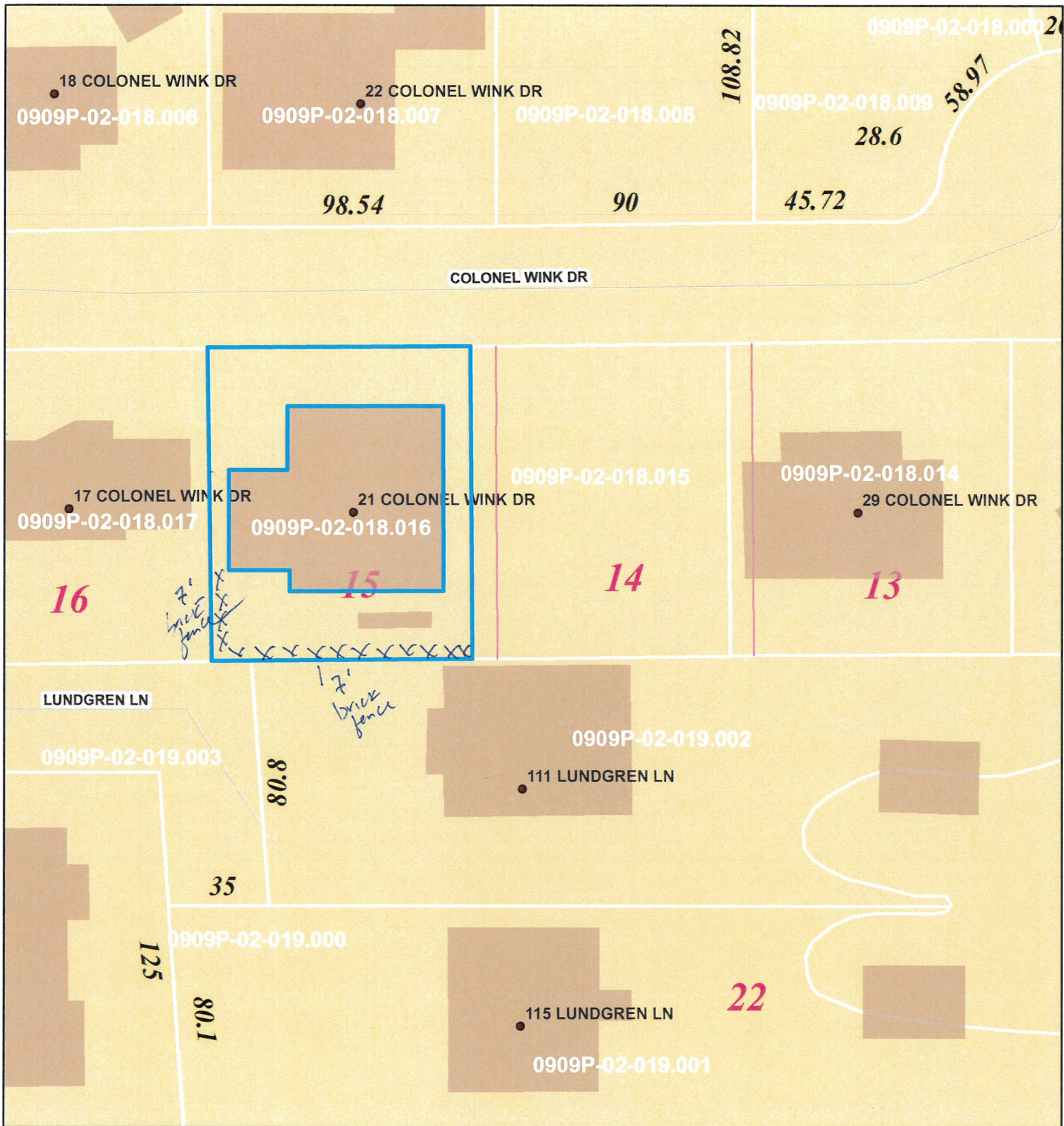
21 Colonel Wink Dr

Gulfport, MS 39507

Tax Parcel Number 0909P-02-018.016

4 August 2025

1. The existing special circumstance supporting the need for a 7' fence is the desire to afford additional privacy both in the rear courtyard and the elevated back porch. The placement of our home on our lot backing up to a public street (Lundgren Lane) and a neighboring two-story home to the rear argue for an additional 1' of privacy wall to add to the quiet enjoyment of our courtyard, pool area and rear porch.
2. We have made no improvements or changes to the site that have caused these conditions to exist. In fact, the existing wood fence is already 7' tall with another 1' of lattice. We are simply replacing that existing fence with a much nicer brick fence that will be 1' shorter than the existing structure.
3. Our back yard abuts a public street and a two-story home such that privacy and enjoyment of that space require a modestly taller fence that allowed by-right.
4. Every other rear fence on our street abutting Lundgren is already 7' – 8' tall. Granting of the variance would not afford us any additional rights and a 6' fence as per the literal text of the ordinance would infringe on our ability to enjoy this portion of our property.
5. No special privilege would be granted due to the fact that other existing fences on our street are already at the requested height (as is the fence we are replacing).
6. N/A.



8.5.2025

1 inch = 45 feet

Area Map

Parcels

Printed 8/5/2025



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1 inch = 45 feet

Area Map

Parcels

Printed 8/5/2025



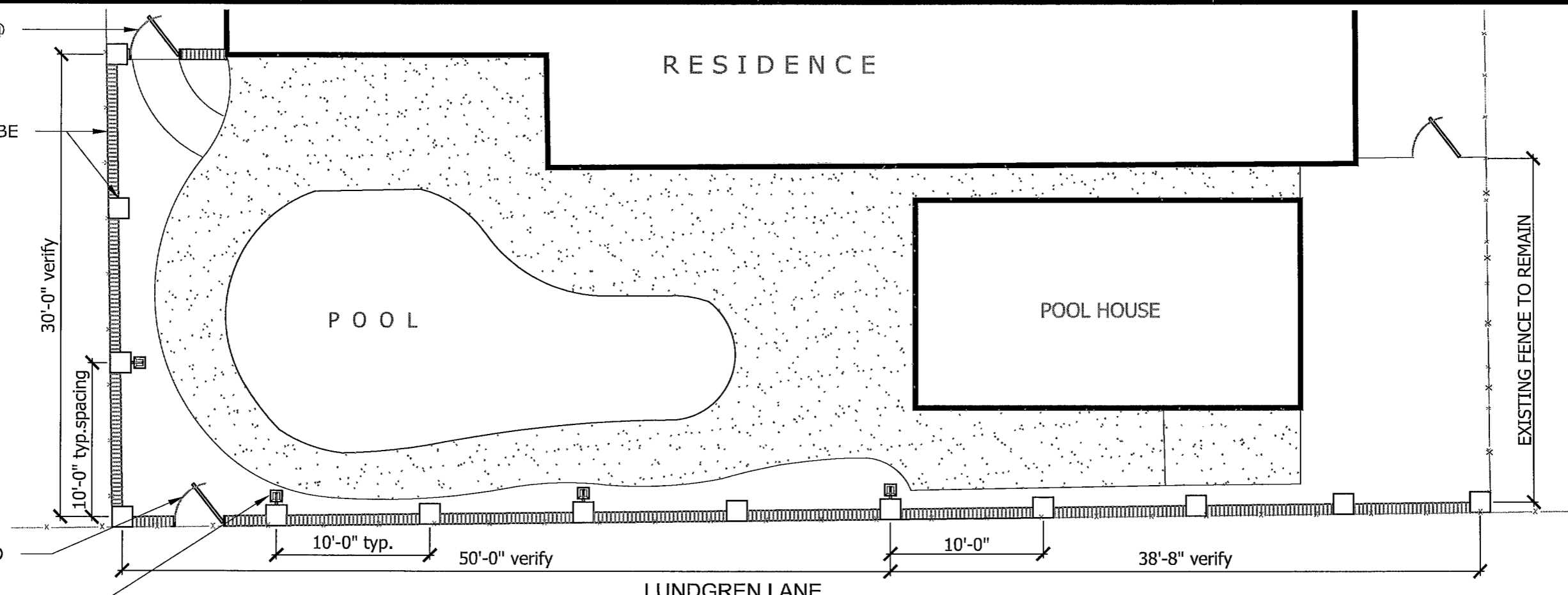
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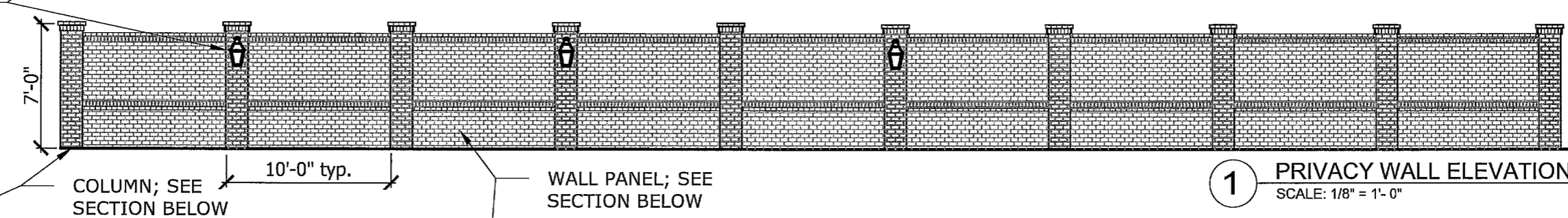
GATE CONNECTION @ COLUMN & WALL

EXISTING FENCE TO BE REMOVED TO ALLOW FOR NEW WALL AND COLUMNS

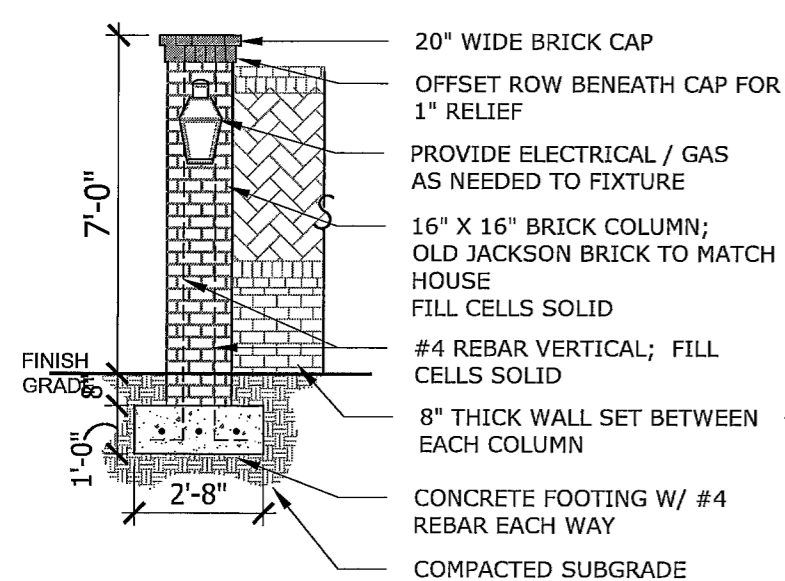


GATE ACCESS TO LUNDGREN LANE

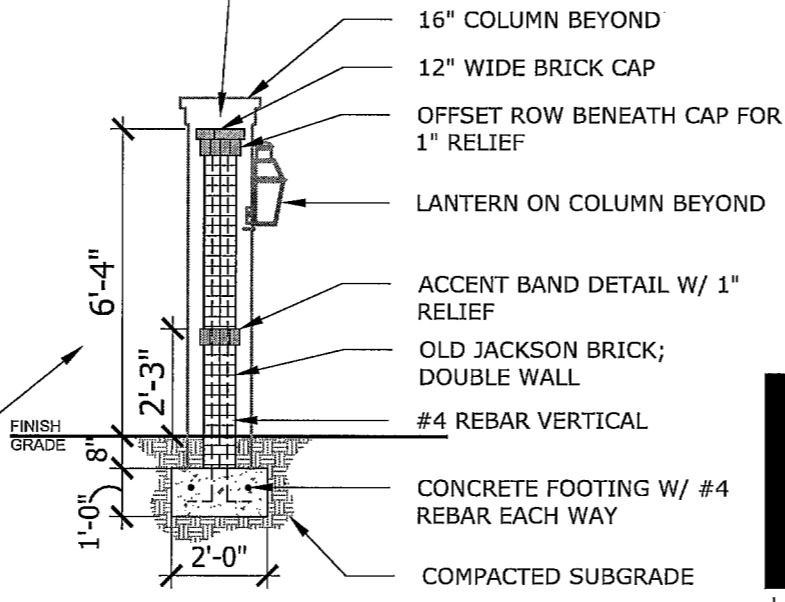
LANTERN MOUNTED ON FACE OF COLUMN



1 PRIVACY WALL ELEVATION
SCALE: 1/8" = 1'-0"



2 COLUMN DETAIL
SCALE: 1/4" = 1'-0"

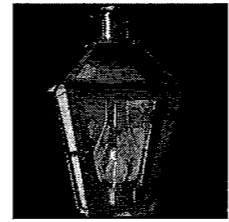


3 WALL SECTION
SCALE: 1/4" = 1'-0"

Backyard Hardscape Scope of Work:
Contractor is responsible for obtaining all permits required by the city of Gulfport. Contractor shall provide all labor and materials necessary for the installation of the following work.

Demolition - Remove the existing wood fence. Protect the pool deck.

Hardscape Construction - The column and wall location shall be staked out prior to starting work. The owner and landscape architect will verify and approve the layout before work begins.



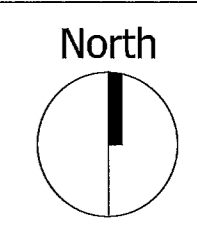
LAMP BY:
BEVOLO
FRENCH QUARTER HALF LIGHT, 21"

- Materials:**
- (105 LF) 6'-4" ' tall Privacy Wall set on a Concrete Footing Old Jackson Brick to match the existing house brick
 - (13) 16"x16" x 7' tall Brick Columns
 - (1) Gate - TBD
 - (4) Electric Lanterns mounted on columns; see plan

Liz Seal
landscape designer

P: 228-493-7286
E: lizyseal79@gmail.com

PIKE RESIDENCE HARDSCAPE PLAN
Fence Layout & Materials Plan
21 Colonel Wink, Gulfport, MS 39507



FINAL SET

Scale: 1/8" = 1'-0"

Drawn by: LYS

Date: 6-03-25

Rev: 7-31-25

SHEET H1 of 1



J. Henderson 1st Judicial District
Instrument 2020 8326 D -J1
Filed/Recorded 7/14/2020 02:30 P
Total Fees \$ 26.00
2 Pages Recorded

Indexing: W 90' of Lot 15 Colonel Wink Est

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

2200 25th Avenue

Gulfport, MS 39501

(228)896-8962

File# 3034

WARRANTY DEED

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

RICKY JUDE COX AND WIFE, STACEY R. COX

2363 PARK PLACE

GULFPORT MS 39507

228-596-7820

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

BRANDON PIKE AND WIFE, CHRISTINA PIKE

AS TENANTS BY THE ENTIRETY WITH FULL RIGHTS OF SURVIVORSHIP

21 COLONEL WINK DRIVE

GULFPORT, MS 39507

228-990-8870

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

The West 90 feet of Lot 15, COLONEL WINK ESTATES, 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 36 at Page 43.

Also being identified as Parcel 15-R by the City of Gulfport Planning Commission
Certificate of Re-subdivision, dated June 8, 1999, and recorded in the office of the
aforesaid Chancery Clerk in Deed Book 1458 a Pages 127-128 thereof.

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

TAXES for the year 2020 are hereby prorated and the same are hereby assumed by the Grantee herein. It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and that when said taxes are actually determined, if the proration as of this date is incorrect, the parties herein agree to pay on a basis of an actual proration. All subsequent years' taxes are specifically assumed by Grantee herein.

WITNESS my signature on this the 13 day of July, 2020.

Ricky Jude Cox
Ricky Jude Cox
Stacey R. Cox
Stacey R. Cox

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Personally, appeared before me, the undersigned authority in and for the said county and state on this 13 day of July, 2020, within my jurisdiction, the within named Ricky Jude Cox and wife, Stacey R. Cox, who acknowledged that they executed the above and foregoing instrument.

[Signature]
NOTARY PUBLIC

(SEAL)

My Commission Expires:

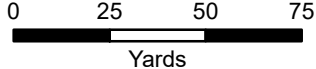


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0909P-02-018.016	BRANDON & CHRISTINA PIKE (OWNERS)	21 COLONEL WINK DR	GULFPORT	MS	39507
			Adjacent Property Owners (2509PC110)				
	33791	0909P-02-020.000	KITTRELL JESSE	107 LUNDGREN LANE	GULFPORT	MS	39507
	34423	0909P-02-017.000	TAYLOR RUSSELL & TIFFANY COOPER	22 HANCOCK PLACE	GULFPORT	MS	39507
	102168	0909P-02-018.006	HOPKINS SAMUEL FOWLKES & DANIELLE	18 COLONEL WINK DRIVE	GULFPORT	MS	39507
	102179	0909P-02-018.017	FINDLEY KRISTOFFER S & NATALIE W	17 COLONEL WINK DR	GULFPORT	MS	39507
N	102178	0909P-02-018.016	PIKE BRANDON & CHRISTINA	21 COLONEL WINK DR	GULFPORT	MS	39507
	102170	0909P-02-018.008	GUEL MICHAEL E & JEANETTE A	P O BOX 1045	GULFPORT	MS	39502
N	102169	0909P-02-018.007	GUEL MICHAEL E & JEANETTE A	P.O. BOX 1045	GULFPORT	MS	39502
	102167	0909P-02-018.005	DAPREMONT EDGAR M JR & CHRISTAL	14 COLONEL WINK DR	GULFPORT	MS	39507
N	102171	0909P-02-018.009	GUEL MICHAEL E	P O BOX 1045	GULFPORT	MS	39502
	102176	0909P-02-018.014	FRENCH GEORGE E JR & ASHLEY C	29 COLONEL WINK DR	GULFPORT	MS	39507
N	102177	0909P-02-018.015	FRENCH GEORGE E JR & ASHLEY C	29 COLONEL WINK DR	GULFPORT	MS	4E+08
	21481	0909P-02-016.000	COOPER REAL ESTATE HOLDINGS LLC	22 HANCOCK PL	GULFPORT	MS	39507
	33792	0909P-02-019.000	KITTRELL JESSE	639 24TH STREET	GULFPORT	MS	39507
	121392	0909P-02-019.002	CARTER JOHN G GST TRUST	P O BOX 1600	GULFPORT	MS	39502
	121384	0909P-02-019.001	BLACKLIDGE ROY BRITTANY & COURTNEY	115 LUNDGREN LANE	GULFPORT	MS	39503
	121385	0909P-02-019.003	KNESAL ROBERT J ETAL	111 LUNDGREN LANE	GULFPORT	MS	39507
	102180	0909P-02-018.018	MITCHELL WILLIAM C & ANGELA D	13 COLONEL WINK DR	GULFPORT	MS	39503



Legend

-  Site
-  Street
-  Alley
-  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.

McClatchy

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
51445	42774	Legal Ad - IPL0267984		1.0	72.0L

ATTENTION: GULFPORT URBAN DEVELOPMENT IP
 PO BOX 1780
 GULFPORT, MS 39502
 accountspayable@gulfport-ms.gov;sasmith@gulfport-ms.gov

STATE OF MISSISSIPPI
 COUNTY OF HARRISON

Before me, the undersigned Notary personally appeared the undersigned, who, being by me first duly sworn, did depose and say that he/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:

1.0 insertion(s) published on:
 09/03/25 Print

**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, September 18, 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 2509ZB106, by owner Gabriel Nichols, seeking approval for 20-foot front yard setback where 25 feet is required, Tax Parcel 0710N-02-038.001, 5510 31st Street A, Zoned R-2 (Single-Family), Ward 1

Variance 2509ZB109, by agent Donovan Scruggs, seeking approval for lot width of 50 feet where 60 feet is required for proposed subdivision lots. Tax Parcels 1010M-02-001.000, 1010M-02-001.002, 1010M-02-001.003, 1010M-02-001.004, 1010M-02-001.005, 1010M-02-001.006, 1010M-02-005.001, 5th Street, Zoned T4L (General Urban Zone "Limited"), T4+ (General Urban Zone "Plus"), Ward 2

Variance 2509ZB110, by owners Brandon and Christina Pike, seeking approval for a 7-foot-tall wall where the height limit is 6 feet, Tax Parcel 0909P-02-018.016, 21 Colonel Wink Drive, Zoned R-1-7.5 (Single-Family), Ward 4

Variance 2509ZB111, by agent Kalle Deming, seeking approval for 5 regular parking spaces where 7 regular parking spaces are required, Tax Parcel 1010G-02-021.000, 2000 East Pass Road, Zoned T4+ (General Urban Zone "Plus"), Ward 5

Variance 2510ZB114, by agent Paul Diamond, seeking approval for zero regular parking spaces where nine are required, Tax Parcel 0811L-04-120.000, 1225 31st Avenue, Zoned T4+ (General Urban Zone "Plus"), Ward 2

This the 27th day of August 2025
 Nathan Boddie, Chairman
 City of Gulfport Zoning Board of Adjustment and Appeals
 IPL0267984
 Sep 3 2025

[Print Tearsheet Link](#)

[Marketplace Link](#)

Julie Ambry



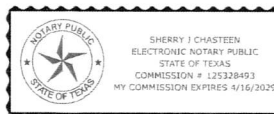
Julie Ambry

Sherry J Chasteen



Sworn to and subscribed before me on

Sep 10, 2025, 11:44 AM ED



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX



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

ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, September 18, 2025

Variance 2509ZB111: Variance 2509ZB111, by agent Kalle Deming, seeking approval for 5 regular parking spaces where 7 regular parking spaces are required, Tax Parcel 1010G-02-021.000, 2000 East Pass Road, Zoned T4+ (General Urban Zone "Plus"), Ward 5

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2509ZB111

Hearing Date: September 18, 2025

Current Zoning/Use: T4+ / Commercial Structures

Legal: Variance 2509ZB111, by agent Kalle Deming, seeking approval for 5 regular parking spaces where 7 regular spaces are required, Tax Parcel 1010G-02-021.000, 2000 East Pass Road, Zoned T4+ (General Urban Zone "Plus"), 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 requests a variance to allow for 5 parking spaces instead of the required 7 parking spaces for drugstore use.

- (a) The applicant notes that “the expansion of Pass Road reduced parking capacity in front of the building.” The applicant does properly address the special conditions and circumstances that exist that are peculiar to the land. Upon staff review of the property, they do have enough space that would allow them to create suitable parking space on the property.
- (b) In the application, the applicant cites that “the widening of Pass Road significantly altered the road fronting the property, eliminating previously available off-street parking.” Upon staff evaluation, the applicant is causing the special condition and circumstances due to the drugstore choosing to be at this location.
- (c) The applicant roughly states that this property suffers unnecessary hardship due to a physical constraint unique to the site; the City’s widening and repaving of Pass Road removed existing frontage parking. The property can accommodate more parking on the east side or at the rear of the building.
- (d) The applicant does not address the question regarding the literal interpretations of the ordinance. However, an ordinance change may offer reasonable solution. Upon staff assessment, there are several properties along Pass Road that do not meet the required parking spaces, due to multiple variances granted along Pass Road.
- (e) The applicant claims that they will not be receiving any special benefit conferred upon them if this request is granted. There are several properties along Pass Road that have gone for variance for amount of parking spaces, such as cases 1903ZB032, 1912ZB164, 2104ZB069, and 2408ZB114 to list a few. Thus, granting this variance would be in consistency with the area.
- (f) This property is zoned T4+, and a drugstore is allowed with Planning Commission approval.

EXECUTIVE SUMMARY

The five criteria for variance hardship have not been met. The applicant requests a variance to allow for 5 parking spaces instead of the required 7 parking spaces for drugstore use. According to the applicant site plan, they can only have 4 parking spaces in the front of the building, which one of those parking spaces will be a van accessible handicapped parking space. In the rear of the building, the applicant said there is room to add the other two of the five parking spaces. Staff did measure the space behind the building where the applicant wants to add two additional parking spaces, and the measurement was approximately 26 feet wide to the concrete pad and 28 feet long to Varnado Lane. There is also a gas line and a tree that would have to be removed behind the building where customer wants the two additional parking spaces. Furthermore, the area has a history of properties being granted variances for the number of parking spaces, but this property does have room to create suitable parking spaces.

Any approval should consider these conditions:

1. Approval allows for 5 parking spaces and 1 handicap space where 7 parking spaces and 1 handicap space are required.
2. Must comply with all current Building Codes and City of Gulfport Ordinances.

Technical Report

VARIANCE

3. The front ADA parking space striping, sign, and ramp must be brought into compliance with current ADA standards. Parking space dimensions for regular and ADA parking spaces must meet City and ADA standards, respectively. Varnado Lane is not a public street.
4. Update the front parking lot to City and ADA 2025 standards. Varnado Lane is a private road.

DEPARTMENTAL CONDITIONS

Engineering:

The front ADA parking space striping, sign, and ramp must be brought into compliance with current ADA standards. Parking space dimensions for regular and ADA parking spaces must meet City and ADA standards, respectively. Varnado Lane is not a public street. Memo dated 9/4/2025.

Public Works:

No comment as of 9/5/2025.

Traffic and Safety:

Update the front parking lot to City and ADA 2025 standards. Varnado Lane is a private road. Memo dated 9/5/2025.

Building Code Services:

Must comply with all current Building Codes and City of Gulfport Ordinances. Memo dated 8/27/2025.

GIS:

No conditions. Memo dated 9/5/2025.

Police Department:

No comment as of 9/5/2025.

Fire Department:

No conditions. Memo dated 8/28/2025.

City Arborist:

No conditions. Memo dated 8/27/2025.

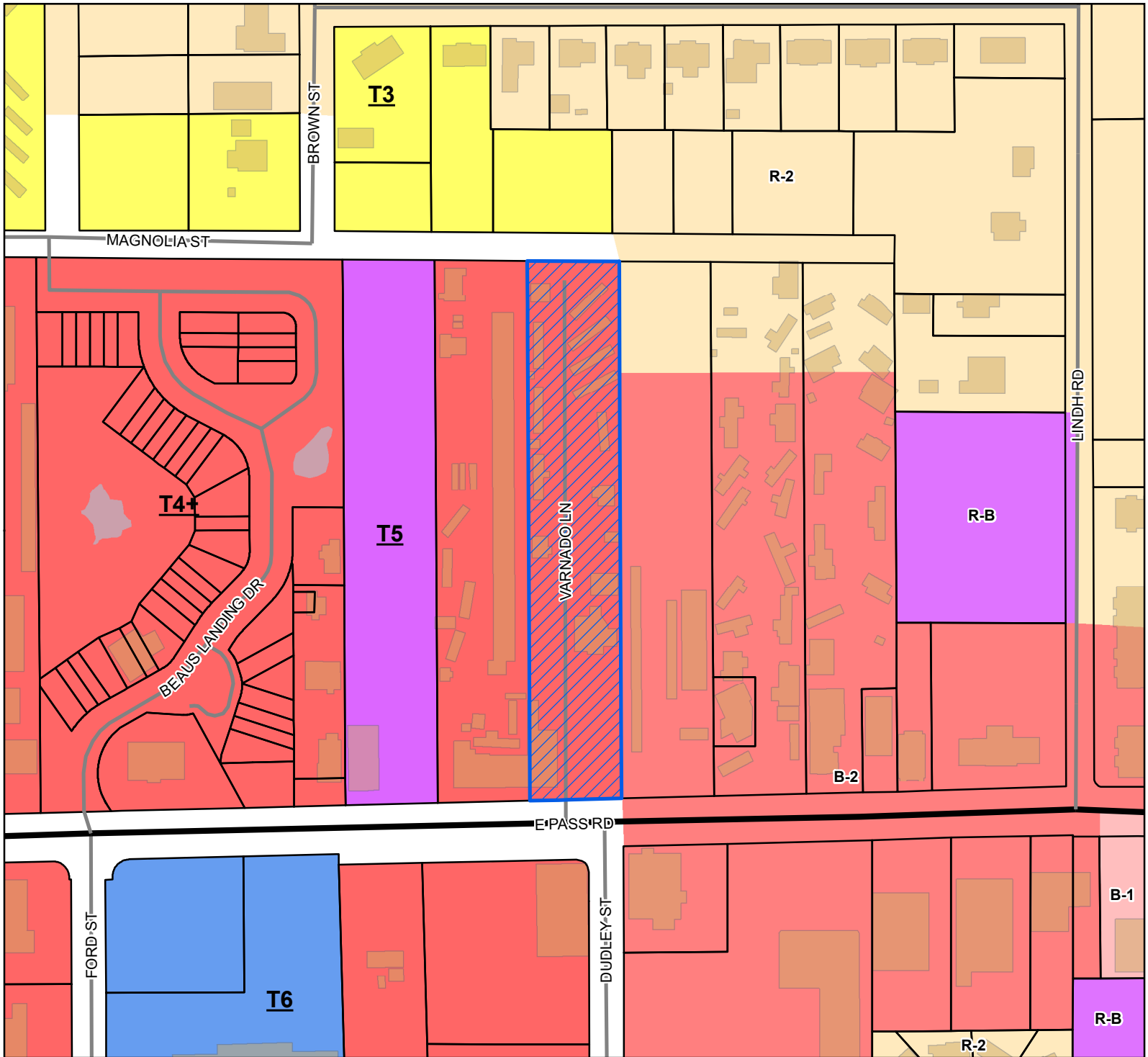
DIRECTOR APPROVAL

This report has been reviewed and approved by:



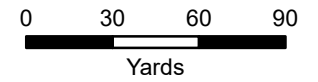
Greg Holmes

Director of Urban Development Department



- Site
- US or State Highway
- Street
- Parcels
- Buildings
- Water Features
- City Limit
- Smart Code**
- T6
- T5
- T4+
- T3
- Zoning**
- B-1 - Neighborhood Business District
- B-2 - General Business District
- R-2 - Single Family Residence District (Medium Density)
- R-B - Residence-Business District

Site Information
 1010G-02-021.000
 Zoning: T4+ (General Urban Zone "Plus")
 Size: 2.37 Acres
 Flood: X



1 inch = 200 feet



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



SOS 8/5/25
CASE NUMBER
250926111
R# 13419019

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

1	0	1	0	6	-	0	2	-	0	2	1	.	0	0	0	0																

Property Address:

2000 E Pass Rd. Gulfport, MS 39501

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

General Description of Request: Request for a parking variance due to reduced lot size from expansion of Pass Rd. (6 on-site spaces proposed to accommodate low-demand commercial use (5 regular + 1 handicap) where normally 7 parking spots would be required.

OWNERSHIP AND CERTIFICATION: required.

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:

WBW Varnado 1 LLC
 Printed Name of Owner William B. Weatherly, manager
1643 E. Pass Rd. Unit E
 Mailing Address
Gulfport MS 39507
 City State Zip Code
228 286-8888
 Home Phone Work/Cell Phone
WBW@WeatherlyLaw.net
 Email
W.B. Weatherly
 Signature of Owner

AGENT:

Kalle Deming
 Printed Name of Agent
1908 24th Ave.
 Mailing Address
Gulfport, MS 39501
 City State Zip Code
(228) 697-2037 (228) 868-8422
 Home Phone Work/Cell Phone
kalle@kaldemholdings.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) WBW Varnado 1 LLC / William B. Weatherly
 Address (Street, City, State, Zip Code) 1643 Pass Rd. Unit E Gulfport, MS 39507
 Phone (Home) (228) 286-8888 (Work) _____ (Cell) _____
 Tax Parcel Number(s) Owned: 70706-02-021.000
 Signature: [Signature]

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

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



Designation of Agent

I, W.B.W. Varvado I, LLC
William B. Weatherly, manager being property owner of 2000 East Pass Rd. Gulfport, MS
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Kallé Deming to act as my
PRINT NAME
representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning
Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

W.B.W. Varvado I, LLC
By: [Signature] _____
Signature Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 18th day of July, 2025

[Signature]
Notary Public



21 January 2026
Commission Expiration



Covenant Affidavit

By WBW Varnado I, LLC
i, William B. Weatherly, manager, being owner or agent of the property 2000 East Pass Rd. Gulfport MS

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

William B. Weatherly

Signature

7/18/25

Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 18th day of July, 2025

Eden L. Murray
Notary Public



21 January 2026
Commission Expiration

**2000 E Pass Rd.
Gulfport, MS 39507**

1. The expansion of Pass Rd reduced parking capacity in front of the building.
2. The space needed for sufficient parking was lost due solely to public infrastructure work. The widening of Pass Rd significantly altered the road fronting the property, eliminating previously available off-street parking. No redevelopment or expansion by the property owner caused the parking deficiency. The existing building footprint, use, and site layout remain unchanged.
3. My property at 2000 E Pass Rd, Gulfport, MS 39501 suffers an unnecessary hardship due to a physical constraint unique to the site: the City's widening and repaving of Pass Road removed existing frontage parking. This condition is peculiar and unusual to this parcel and did not result from any action by the property owner.
4. The property at 2000 E Pass Rd, Gulfport, MS 39501, is zoned T4+, which supports a mix of uses, including residential and commercial activities. However, the widening of Pass Road by the city resulted in the loss of essential frontage parking. This alteration creates a unique hardship, as the property's configuration no longer allows for the required parking capacity to support its intended commercial use.
5. Granting the parking variance at 2000 E Pass Rd, Gulfport, MS 39501, will not confer any special privilege. The variance is sought solely to address the unique hardship created by the city's widening of Pass Road, which eliminated essential frontage parking. The requested variance would allow the property to be used in a manner consistent with its zoning designation.
6. The proposed commercial use at 2000 E Pass Rd, Gulfport, MS 39501, is permissible by right under the T4+ zoning designation. The intended commercial use aligns with the zoning objectives and does not require special approval or exceptions. A parking variance is necessary due to the widening of Pass Rd.

**2000 E Pass Rd.
Gulfport, MS 39507**

We are requesting approval of the submitted site plan and a variance from the minimum parking requirements for the commercial property located at 2000 E Pass Rd. Gulfport, MS 39507.

The building was constructed prior to the widening of Pass Road, which resulted in the loss of a portion of the property's original frontage. This change permanently reduced the amount of usable space for parking and has created a physical limitation that prevents full compliance with current parking requirements.

At present, the property provides four parking spaces at the front of the building. I intend to designate one of these spaces as ADA-compliant to meet accessibility standards. In addition, I will add two parking spaces in the rear, bringing the total to six spaces.

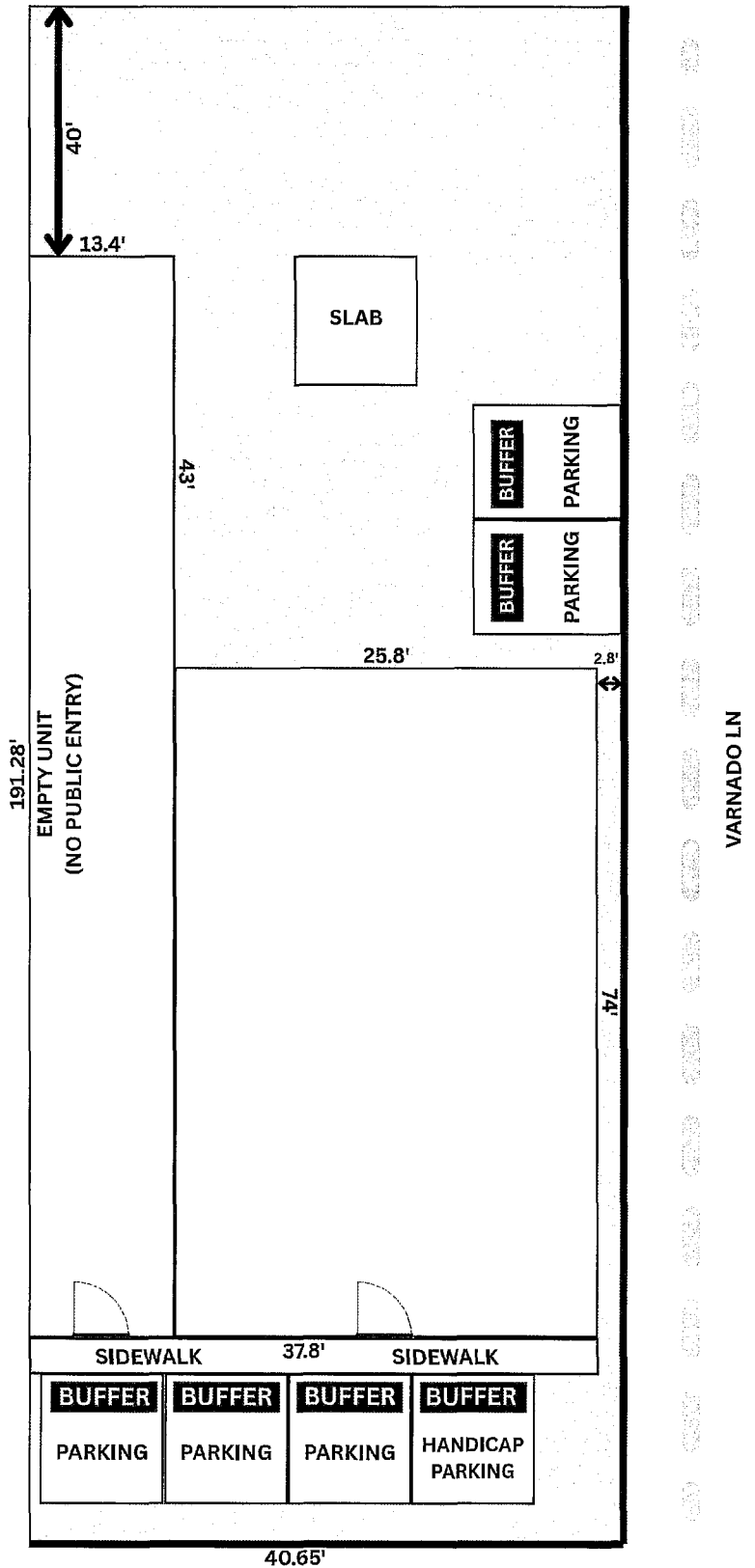
This number of spaces is sufficient for the nature of my business, which sees short, quick visits from customers and minimal on-site staff. Parking turnover is frequent, and employees will not occupy customer spaces during business hours. The driveway on Pass Road is clearly defined and allows for safe and efficient access without contributing to congestion or traffic hazards.

The property is already connected to municipal water and sewer, and it is fully accessible to emergency services. The use of the site is consistent with surrounding commercial properties and will not place additional burden on public facilities or infrastructure.

For these reasons, we're requesting approval of the site plan and the necessary parking variance to allow continued commercial/retail use of the property within the constraints created by the expansion of Pass Rd.

2000 E PASS RD
GULFPORT, MS 39507

SITE PLAN



E PASS RD



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
WBW Cotton Drive, LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1369573
Status:	Dissolved
Effective Date:	12/14/2022
State of Incorporation:	Mississippi
Principal Office Address:	1643 East Pass Road Suite E Gulfport, MS 39507

Registered Agent

Name
WILLIAM B WEATHERLY
140 Southern Cir
Gulfport, MS 39507-1500

Officers & Directors

Name	Title
WILLIAM B WEATHERLY 140 Southern Cir Gulfport, MS 39507-1500	Member

Prepared By and Return To:
DAVIS & DAVIS, P.L.L.C.
Christopher A. Davis
MS Bar No. 9274
2635 Pass Road
Biloxi, MS 39531
(228) 275-9922
Our File No. 320-6976



1st JUDICIAL DISTRICT
INSTRUMENT 2024-0017078-D-J1
FILED/RECORDED 8/28/2024 3:14:01 PM
TOTAL FEES \$26.00
3 PAGES RECORDED

STATE OF MISSISSIPPI
COUNTY OF HARRISON

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 14th day of December 2022, for an in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged,

Richard Rose
Grantor
12238 Rose Point Dr
Gulfport, MS 39503
(228) 297-1911

has granted, bargained and sold and does hereby grant, bargain, sell, convey and confirm and specially warrant unto

WBW Cotton Drive, LLC
Grantee,
140 Southern Circle
Gulfport, MS 39507
(228) 234-7980

the following described real estate, commonly known as LOTS 4-7 GREAT SOUTHERN GOLF ESTATES, situated in Harrison County, State of Mississippi, which is legally described as follows:


(See Legal Description attached hereto as Exhibit "A")

TO HAVE AND TO HOLD the said property hereinbefore described, with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said parties forever, in fee simple; and the said party of the first part specially warrants the title to the said bargained property above described against the lawful claims of all persons claiming by, through or under the party of the first part.

SUBJECT to any and all prior and outstanding leases, exceptions, reservation and/or conveyances of oil, gas and/or other minerals and any geothermal energy resources lying in, on or under the above described real property.

SUBJECT to any and all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also subject to any state of facts which an accurate survey of said property would show.

IN WITNESS WHEREOF, the undersigned has set his/her hand and seal for and on behalf of Richard Rose.

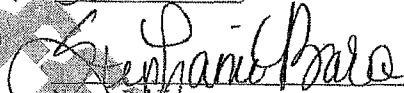

Richard Rose

STATE OF Mississippi
COUNTY OF Harrison

Personally appeared before me, the undersigned authority in and for the said county and state, on this 14th day of December, 2022, within my jurisdiction, the within named Richard Rose, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed in the above and foregoing instrument and acknowledged that he/she executed the same in his/her representative capacity, and that by his/her signature on the instrument, and as the act and deed of the person or entity upon behalf of which he/she acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

Witness my hand and official seal this 14th day of December, 2022.




Stephanie Baro
Notary Public

My commission expires: _____

Official

EXHIBIT A

LEGAL DESCRIPTION:

The following described land and property lying and being situated in the First Judicial District of Harrison County, State of Mississippi, to-wit:

**Lots 4, 5, 6, and 7, Block 15 of Great Southern Golf Estates,
Unit #3, a subdivision according to the map or plat thereof which is
recorded in Plat Book 20 at Page 32 of the office of the Chancery Clerk
of Harrison County, Mississippi.**

Non-Official

Copy

Prepared by:
William B. Weatherly
Weatherly Law Offices, PLLC
1643 East Pass Road, Suite C
Gulfport, MS 39507
228-234-7980
wbw@weatherlylaw.net
MS Bar # 7044

Return to:
William B. Weatherly
Weatherly Law Offices, PLLC
1643 East Pass Road, Suite E
Gulfport, MS 39507
228-234-7980
wbw@weatherlylaw.net
MS Bar # 7044

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

NOTE: TITLE NOT EXAMINED AND RELIANCE ON THIS DEED FOR TITLE CERTIFICATION NOT PROPER

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I Grantor:

Osceola Pass, LLC
1643 East Pass Road, Suite E
Gulfport, MS 39507
(228) 286-8888

do hereby Quit Claim without any warranty of title, sell, convey and transfer unto Grantee:

WBW Varnado 1, LLC
1643 East Pass Road, Suite E
Gulfport, MS 39507
228-286-8888

That certain tract, piece of land or parcel of land situated and being located in the First Judicial District of Harrison County, Mississippi, more particularly described as follows:

INDEXING INSRUCTIONS: Index in Lot 5 Friedrich Estates Partition in Section 29, Township 7 South, Range 10 West.

For full legal description of land conveyed together with easement for access see Exhibit "A" attached Hereto and incorporated herein by reference.

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

It is agreed that the taxes for the current year and all prior years are assumed by the Grantee who shall pay when due at the end of the year.

WITNESS MY SIGNATURE, this the 30TH day of SEPTEMBER, 2024.

OSCEOLA PASS, LLC

BY: _____

William B. Weatherly, Managing Member

NOTE: TITLE NOT EXAMINED AND RELIANCE ON THIS DEED FOR TITLE CERTIFICATION NOT PROPER

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

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the above stated jurisdiction, the within named **William B. Weatherly, managing sole member of Osceola Pass, LLC** who acknowledged that he signed and delivered the foregoing Quitclaim Deed on the day and year therein written as the act and deed of Osceola Pass. LLC, after first being authorized to do so **as the** free and voluntary act and deed of said Osceola Pass, LLC.

GIVEN under my hand and official seal on this the 26TH day of March, 2025.

MY COMMISION EXPIRES:

NOTARY PUBLIC

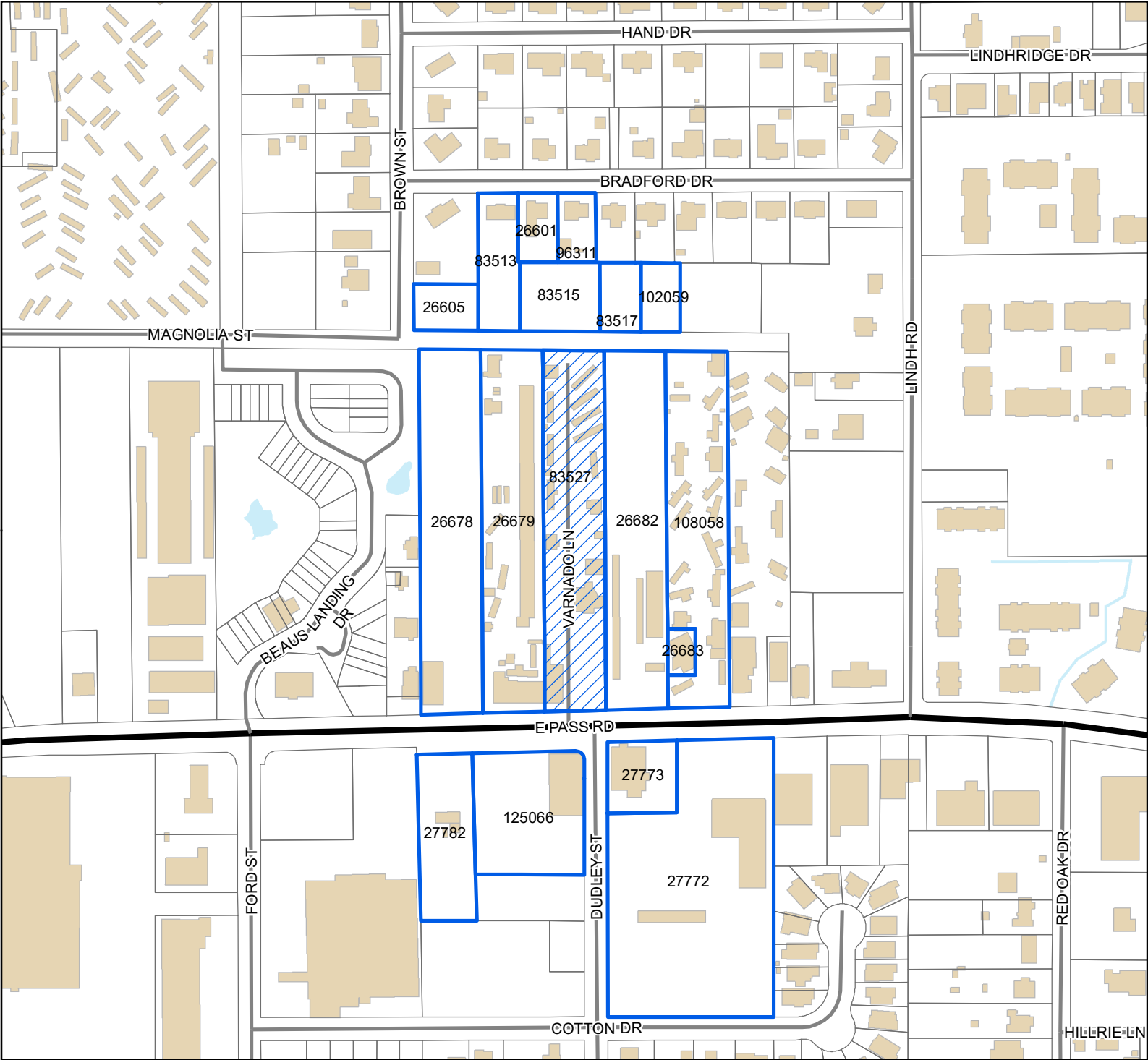
GRANTOR'S ADDRESS AND PHONE NUMBER:

**Osceola Pass, LLC
1643 East Pass Road, Suite E
Gulfport, MS 39507
(228) 286-8888**

GRANTEE'S ADDRESS AND PHONE NUMBER:

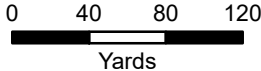
**WBW Varnado 1, LLC
1643 East Pass Road, Suite E
Gulfport, MS 39507
228-286-8888**

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		1010G-02-021.000	WBW VARNADO 1 LLC (OWNER)	1643 PASS RD UNIT E	GULFPORT	MS	39507
			KALLE DEMING (AGENT)	1908 24TH AVE	GULFPORT	MS	39501
			Adjacent Property Owners (2509ZB111)				
	83513	1010G-02-006.000	FERGUSON BETTY L	1720 32ND AVE	GULFPORT	MS	39501
	96311	1010G-02-009.001	NAPIER THOMAS JR & REBECCA	2009 BRADFORD DR	GULFPORT	MS	39507
	26605	1010G-02-008.001	COOK THOMAS ANTHONY	C/O RODDY RUSSELL	GULFPORT	MS	39501
	27772	1010G-03-004.000	MISSORAM LLC	106 VAIL	WATCHUNG	NJ	7060
	83515	1010G-02-009.000	COOPER DAVID K	8784 BOSS HUSLEY RD	BILOXI	MS	39532
	83517	1010G-02-010.000	HARRISON S FAMILY TRUST	C/O PATSY CURTIS -TRUSTEE-	GULFPORT	MS	39507
	102059	1010G-02-010.001	UPTON PHIL M & MARTHA M	2017 BRADFORD DR	GULFPORT	MS	39501
	26679	1010G-02-022.000	DAK HOLDINGS LLC	11058 CHANNELSIDE DR	GULFPORT	MS	39503
	26682	1010G-02-020.000	RICHARDSON INC	442 AZALEA RD	MOBILE	AL	36609
	27773	1010G-03-005.000	COAST COMMUNITY BANK	P O BOX 7588	GULFPORT	MS	39506
	26678	1010G-02-023.000	ST CHARLES AVE HOLDINGS LLC	P O BOX 8834	BILOXI	MS	4E+08
	26601	1010G-02-005.000	WHITEN TERRELL L & TAMARA GIPSON	2005 BRADFORD DR	GULFPORT	MS	39507
	108058	1010G-02-019.001	FERNWOOD RETIREMENT PARK LLC	140 SOUTHERN CIR	GULFPORT	MS	39507
N	26683	1010G-02-019.000	FERNWOOD RETIREMENT PARK LLC	140 SOUTHERN CIR	GULFPORT	MS	39507
	83527	1010G-02-021.000	OSCEOLA PASS LLC	140 SOUTHERN CIR	GULFPORT	MS	39507
	125066	1010G-03-015.001	LAKE WOODLAND PARTNERS LP	4499 LAKE CAROLINE DR	LAKE CHARLES	LA	70615
	27782	1010G-03-015.000	ALEXANDER DENEKA	9060 RIVER BIRCH DR	BILOXI	MS	39532



Legend

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



1 inch = 300 feet



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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	42774	Legal Ad - IPL0267984		1.0	72.0L

ATTENTION: GULFPORT URBAN DEVELOPMENT IP
 PO BOX 1780
 GULFPORT, MS 39502
 accountspayable@gulfport-ms.gov;sasmith@gulfport-ms.gov

**LEGAL NOTICE
 PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979, as amended, notice is hereby given advising that the Zoning Board of Adjustment and Appeals will hold a public hearing in the City of Gulfport, Mississippi at 3:00 P.M., Thursday, September 18, 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 2509ZB106, by owner Gabriel Nichols, seeking approval for 20-foot front yard setback where 25 feet is required, Tax Parcel 0710N-02-038.001, 5510 31st Street A, Zoned R-2 (Single-Family), Ward 1

Variance 2509ZB109, by agent Donovan Scruggs, seeking approval for lot width of 50 feet where 60 feet is required for proposed subdivision lots, Tax Parcels 1010M-02-001.000, 1010M-02-001.002, 1010M-02-001.003, 1010M-02-001.004, 1010M-02-001.005, 1010M-02-001.006, 1010M-02-005.001, 5th Street, Zoned T4L (General Urban Zone "Limited"), T4+ (General Urban Zone "Plus"), Ward 2

Variance 2509ZB110, by owners Brandon and Christina Pike, seeking approval for a 7-foot-tall wall where the height limit is 6 feet, Tax Parcel 0909P-02-018.016, 21 Colonel Wink Drive, Zoned R-1-7.5 (Single-Family), Ward 4

Variance 2509ZB111, by agent Kalle Deming, seeking approval for 5 regular parking spaces where 7 regular parking spaces are required, Tax Parcel 1010G-02-021.000, 2000 East Pass Road, Zoned T4+ (General Urban Zone "Plus"), Ward 5

Variance 2510ZB114, by agent Paul Diamond, seeking approval for zero regular parking spaces where nine are required, Tax Parcel 0811L-04-120.000, 1225 31st Avenue, Zoned T4+ (General Urban Zone "Plus"), Ward 2

This the 27th day of August 2025
 Nathan Boddie, Chairman
 City of Gulfport Zoning Board of Adjustment and Appeals
 IPL0267984
 Sep 3 2025

STATE OF MISSISSIPPI
 COUNTY OF HARRISON

Before me, the undersigned Notary personally appeared the undersigned, who, being by me first duly sworn, did depose and say that he/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:

1.0 insertion(s) published on:
 09/03/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Julie Ambry



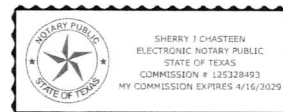
Julie Ambry

Sherry J Chasteen



Sworn to and subscribed before
 me on

Sep 10, 2025, 11:44 AM ED*



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX*



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

ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, September 18, 2025

Variance 2510ZB114: Variance 2510ZB114, by agent Paul Damond, seeking approval for zero regular parking spaces where nine are required, Tax Parcel 0811L-04-120.000, 1225 31st Avenue, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2510ZB114

Hearing Date: September 18, 2025

Current Zoning/Use: T4+/ Single-Family Home

Legal: Variance 2510ZB114, by agent Paul Damond, seeking approval for zero regular parking spaces where nine are required, Tax Parcel 0811L-04-120.000, 1225 31st Avenue, 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 requests a variance of 0 regular parking spaces where 9 is required. With the size of the property in proportion to the existing structure, accommodating that amount of parking would be infeasible.

- (a) The applicant states the property is extremely narrow and no space is available for a driveway or on-site parking. This statement is true as this property was subdivided, and an unpermitted home was placed on the rear subdivided lot by a previous owner. This has caused a hardship, as the property has lost a significant portion of space that could have provided parking.
- (b) The applicant states that the property is unaltered from when it was purchased a year ago. As noted prior, the property was subdivided and an unpermitted home was placed on the parcel near the ally by a previous owner, and the resulting hardship is not directly caused by the applicant.
- (c) The applicant states that the surrounding properties have more room available for on-site parking. An ordinance change may provide a solution to this request.
- (d) The applicant states that without a variance, this property would be unable to enjoy the same benefits that properties in that area enjoy. Upon inspection of the area, many properties have sufficient parking available to them. The locations are either houses which do not require as many parking spaces, or commercial structures with on-site parking and suitable turnaround.
- (e) The applicant believes that no special privilege would be granted to them upon approval of this petition. There are several properties in the surrounding area that have sufficient parking located on site. The approval of this petition would establish precedence in this area.
- (f) This property is zoned T4+, and a hair salon is allowed by right.

EXECUTIVE SUMMARY

All five criteria to be considered a hardship have not been met. However, it should be noted that due to the property's subdivision and unpermitted development of a home on the rear lot by a previous owner, this property is unable to accommodate the required parking for the use. The surrounding properties do have sufficient parking associated with the related uses. Approval of this petition would establish precedence in this area.

Any approval should consider these conditions:

1. Approval allows for 0 parking spaces where 9 parking spaces are required.
2. Must comply with all zoning rules and regulations.
3. Must comply with all current Building Codes and City of Gulfport ordinances.
4. In Lieu of providing on-site parking, the non-compliant ADA curb ramp between the sidewalk and street curb will need to be rebuilt to comply with ADA standards. This will allow for ADA access from on-street parking
5. Need to provide ADA accessibility to the sidewalk.
6. Protected tree is to remain and be preserved and protected per Chapter 8 Ordinance.

Technical Report

VARIANCE

DEPARTMENTAL CONDITIONS

- Engineering:** In Lieu of providing on-site parking, the non-compliant ADA curb ramp between the sidewalk and street curb will need to be rebuilt to comply with ADA standards. This will allow for ADA access from on-street parking. Memo dated 9/4/2025.
- Public Works:** No comment as of 9/5/2025.
- Traffic and Safety:** Need to provide ADA accessibility to the sidewalk. Memo dated 9/5/2025.
- Building Code Services:** Must comply with all current Building Codes and City of Gulfport ordinances. Memo dated 8/28/2025.
- GIS:** No comment as of 9/5/2025.
- Police Department:** No comment as of 9/5/2025.
- Fire Department:** No conditions. Memo dated 8/28/2025.
- City Arborist:** Protected tree is to remain and be preserved and protected per Chapter 8 Ordinance. Memo dated 8/27/2025.
- Landscape Manager:** No conditions. Memo dated 8/28/2025.

DIRECTOR APPROVAL

This report has been reviewed and approved by:

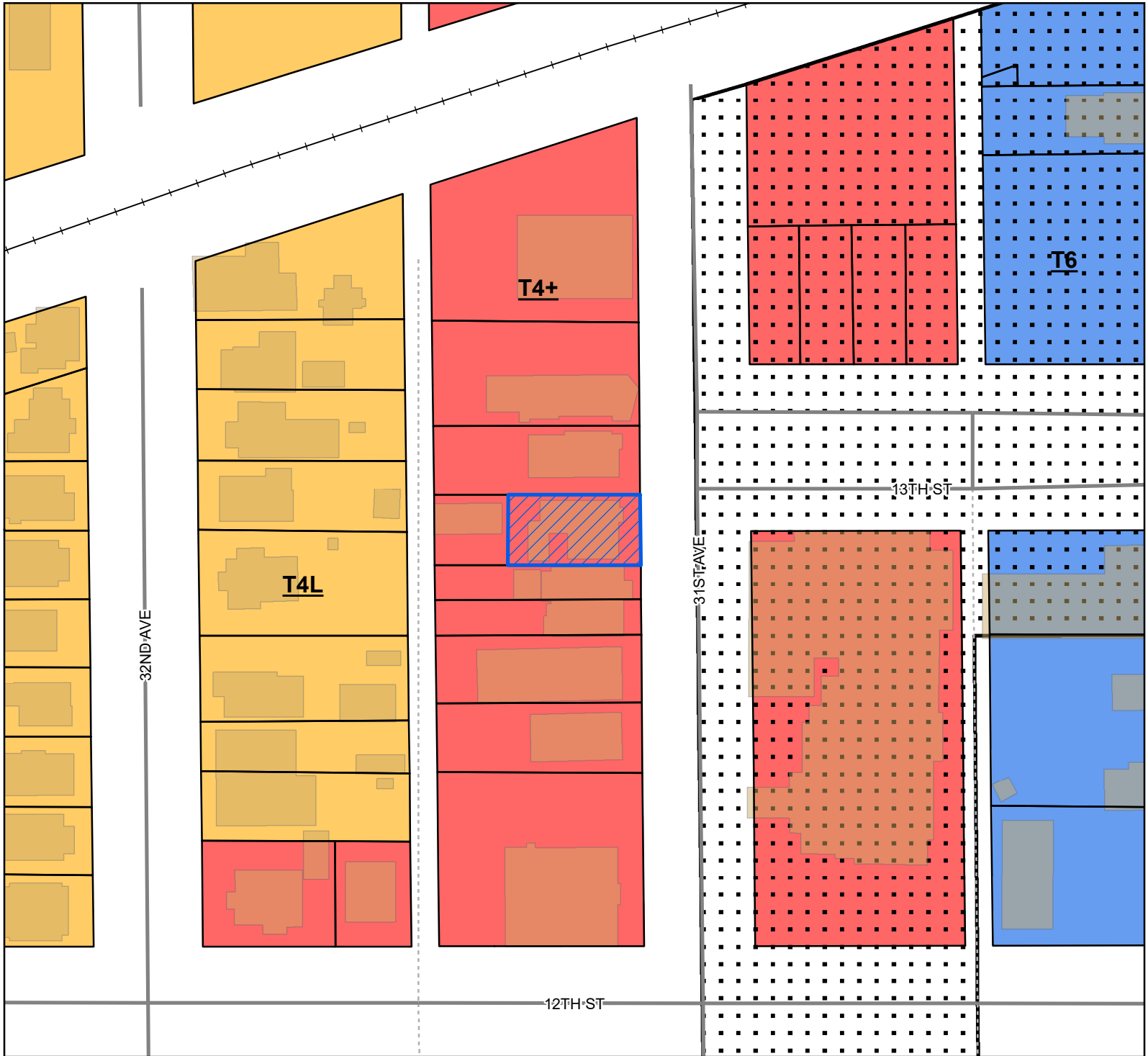


Greg Holmes

Director of Urban Development Department

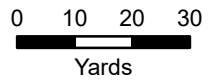
2510ZB114

Variance



- Site
- Street
- Alley
- Railroad
- Parcels
- Buildings
- City Limit
- Smart Code**
- T6
- T4+
- T4L

Site Information
 0811L-04-120.000
 Zoning: T4+ (General Urban Zone "Plus")
 Size: 4882.14 sqft
 Flood: X



1 inch = 100 feet



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R# 13930372
CASE NUMBER
2510 ZB114
JJS 8/13/25

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

0811L-04-120.000																			

Property Address:

1225 31ST AVE

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

General Description of Request:

PARKING VARIANCE FOR
~~ZERO~~ REGULAR PARKING SPACES WHERE ~~ZERO~~ NINE
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:

LAUREN DAMOND

Printed Name of Owner

2001 LAFITTE ST.

Mailing Address

OCEAN SPRINGS MS

City

State

Zip Code

228 217 4695

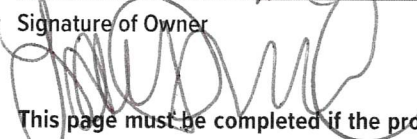
Home Phone

Work/Cell Phone

Email

HAIRTONICS@GMAIL.COM

Signature of Owner



AGENT:

PAUL DAMOND

Printed Name of Agent

298 OLD HWY 26 E

Mailing Address

PERKINSON MS 39573

City

State

Zip Code

228 806 4837

Home Phone

Work/Cell Phone

Email

PDAMOND@GMAIL.COM

Signature of Agent



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

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

Name of Owner (PRINT) _____

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, Lauren Damond, being property owner of 1225 31st Ave
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Paul Damond to act as my
PRINT NAME
representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

[Handwritten Signature]

8-13-2025

Signature

Da

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 13th day of August, 2025

[Handwritten Signature]

Notary Public

05/22/2027

Commission Expiration





Covenant Affidavit

I, Lauren Diamond being owner or agent of the property 1225 31st Ave
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

[Signature]
Signature

8-13-2025
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 13th day of August, 20 25
[Signature] 05/22/2027
Notary Public Commission Expiration



VARIANCE SUBMISSIONS

- #1 THE LOT AT 1225 31ST AVE. IS EXTREMELY NARROW, NO SPACE IS AVAILABLE FOR A DRIVEWAY OR ON SITE PARKING
- #2 THE PROPERTY IS UNALTERED AS TO IT'S CONDITION AT PURCHASE ONE YEAR AGO
- #3 THE NARROWNESS OF THIS LOT IS PECULIAR TO THIS ONE HOUSE ON THE BLOCK. OTHER PROPERTIES ^{HAVE} MORE ROOM AVAILABLE FOR DRIVEWAYS / ON SITE PARKING.
- #4 MANY OTHER HOUSES ON THE BLOCK ARE CURRENTLY USED AS "BAND BS" AND ENJOY THE SUBSEQUENT ECONOMIC BENEFITS. WITHOUT A VARIANCE THIS PROPERTY WOULD BE UNABLE TO ENJOY THOSE SAME BENEFITS
- #5 WE DO NOT ASK FOR NOR EXPECT ANY SPECIAL PRIVILEGES AS THE RESULT OF THIS VARIANCE
- #6 THE PROPOSED USE IS FOR A HAIR SALON WHICH SHOULD BE PERMISSIBLE IN THIS NEIGHBORHOOD



1 inch = 33 feet



DATA DISCLAIMER:

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Area Map

 Parcels



Printed 8/13/2025



1st JUDICIAL DISTRICT
Instrument 2024-0009985-D-11
Filed/Recorded 05/28/2024 11:10:01 AM
Total Fees 26.00
2 Pages Recorded

Prepared by:
Donald R. Jones, #3197
Attorney at Law
P. O. Box 7555
Gulfport, MS 39506
(228) 864-8965
File #245051

Return to:
Donald R. Jones
Attorney at Law
P. O. Box 7555
Gulfport, MS 39506
(228) 864-8965

STATE OF MISSISSIPPI
COUNTY OF HARRISON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, BPF, L.L.C., P. O. Box 1326, Gulfport, MS 39502, 228-863-7373, does hereby sell, convey and warrant unto LAUREN DAMOND, 2001 Lafitte Street, Ocean Springs, MS 39564, 228-217-4695, the following described land and property being located in the First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit:

Lots Ten (10) and Eleven (11), Block One Hundred Ninety-four (194), ORIGINAL GULFPORT, a subdivision according to the 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 11 at Page 9 (Copy Book 4-A at Page 368) thereof, reference to which is hereby made in aid of and as a part of this description.

LESS AND EXCEPT the West Fifty-two and Eighty-Four One-Hundredths feet (W52.84') of Lots Ten (10) and Eleven (11), Block One Hundred Ninety-four (194), ORIGINAL GULFPORT, previously conveyed to Jack H. Nofsinger and wife, by Warranty Deed dated September 9, 1983, recorded in Deed Book 964 at Page 407.

Said parcel being conveyed is the same parcel previously conveyed to the Grantor herein in the office of the Chancery Clerk aforesaid in Deed Book 1399 at Page 554 thereof.

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject

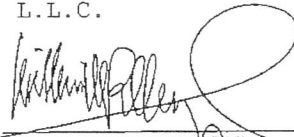
property, and subject to any and all prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners.

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

IN WITNESS WHEREOF, BPF, L.L.C., has caused this conveyance to be executed by its duly authorized officer, he having first been duly authorized to do so, on this the 28th day of May, 2024.

BPF, L.L.C.

BY:

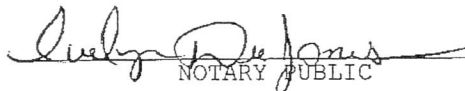

WILLIAM H. PETTEY, JR.,
Manager/Sole Member

STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, WILLIAM H. PETTEY, JR., who acknowledged that he is Manager/Sole Member of BPF, L.L.C., and as its act and deed, he signed, sealed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned, after having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 28th day of May, 2024.


NOTARY PUBLIC







My Commission Expires:

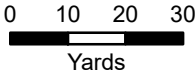


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0811L-04-120.000	LAUREN DAMOND (OWNER)	2001 LAFITTE ST	OCEAN SPRINGS	MS	39564
			PAUL DAMOND (AGENT)	298 OLD HWY 26 E	PERKINSTON	MS	39573
			Adjacent Property Owners (2510ZB114)				
	89915	0811L-04-122.000	SRT HOLDINGS LLC	301 MAIN ST, STE 2200	BATON ROUGE	LA	70825
	20432	0811L-04-103.000	FLORES HUMBERTO AGUILAR	1234 32ND AVE	GULFPORT	MS	39501
	20246	0811L-04-127.000	SSC REALTY INVESTMENTS LLC	3017 13TH ST	GULFPORT	MS	39501
	20430	0811L-04-105.000	SMITH DANNA L	1228 32ND AVE	GULFPORT	MS	39560
	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	ELRHOUAOU I LLC	7302 S SHELBY LN	BROKEN ARROW	OK	74014
	20415	0811L-04-117.001	BRIGHT HOWARD T JR & BRENDA J	1213 31ST AVE	GULFPORT	MS	39501
N	20244	0811L-04-125.000	SSC REALTY INVESTMENTS LLC	3017 13TH ST	GULFPORT	MS	39501
N	20245	0811L-04-126.000	SSC REALTY INVESTMENTS LLC	3017 13TH ST	GULFPORT	MS	39501
	20431	0811L-04-104.000	WEIL TRAVERS J	1230 32ND AVE	GULFPORT	MS	39501
	20409	0811L-04-121.000	BOLZ GULFPORT RENTAL LLC	8 TRIANON PLAZA	NEW ORLEANS	LA	70125
N	89918	0811L-04-128.000	SSC REALTY INVESTMENTS LLC	3017 13TH ST	GULFPORT	MS	39501
	20423	0811L-04-111.000	MATTOX CAROLE L	1206 32ND AVE	GULFPORT	MS	39501
	89920	0811L-04-134.000	GULF SOUTH SURGERY CENTER LLC	1206 31ST AVE	GULFPORT	MS	39501
	20413	0811L-04-118.000	CAMERON CHARLES DREW & SUSAN J	108 MCCAUGHAN AVE	LONG BEACH	MS	39560
	20425	0811L-04-109.000	HENDERSON KENT W	1212 32ND AVE	GULFPORT	MS	39501
N	20243	0811L-04-127.001	SSC REALTY INVESTMENTS LLC	3017 13TH ST	GULFPORT	MS	39501
	20429	0811L-04-106.000	HODA JOANN HENDON -L/E-	1224 32ND 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
	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
	20417	0811L-04-115.000	RIA PROPERTIEZ AZ LLC	614 CRESCENT LANE	MADERA	CA	93636
N	149735	0811L-04-122.001	SRT HOLDINGS LLC	301 MAIN ST, STE 2200	BATON ROGUE	LA	70825



Legend

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



1 inch = 100 feet



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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	42774	Legal Ad - IPL0267984		1.0	72.0L

ATTENTION: GULFPORT URBAN DEVELOPMENT IP
 PO BOX 1780
 GULFPORT, MS 39502
 accountspayable@gulfport-ms.gov;sasmith@gulfport-ms.gov

STATE OF MISSISSIPPI
 COUNTY OF HARRISON

Before me, the undersigned Notary personally appeared the undersigned, who, being by me first duly sworn, did depose and say that he/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:

1.0 insertion(s) published on:
 09/03/25 Print

**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, September 18, 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 2509ZB106, by owner Gabriel Nichols, seeking approval for 20-foot front yard setback where 25 feet is required, Tax Parcel 0710N-02-038.001, 5510 31st Street A, Zoned R-2 (Single-Family), Ward 1

Variance 2509ZB109, by agent Donovan Scruggs, seeking approval for lot width of 50 feet where 60 feet is required for proposed subdivision lots, Tax Parcels 1010M-02-001.000, 1010M-02-001.002, 1010M-02-001.003, 1010M-02-001.004, 1010M-02-001.005, 1010M-02-001.006, 1010M-02-005.001, 5th Street, Zoned T4L (General Urban Zone "Limited"), T4+ (General Urban Zone "Plus"), Ward 2

Variance 2509ZB110, by owners Brandon and Christina Pike, seeking approval for a 7-foot-tall wall where the height limit is 6 feet, Tax Parcel 0909P-02-018.016, 21 Colonel Wink Drive, Zoned R-1-7.5 (Single-Family), Ward 4

Variance 2509ZB111, by agent Kalle Deming, seeking approval for 5 regular parking spaces where 7 regular parking spaces are required, Tax Parcel 1010G-02-021.000, 2000 East Pass Road, Zoned T4+ (General Urban Zone "Plus"), Ward 5

Variance 2510ZB114, by agent Paul Diamond, seeking approval for zero regular parking spaces where nine are required, Tax Parcel 0811L-04-120.000, 1225 31st Avenue, Zoned T4+ (General Urban Zone "Plus"), Ward 2

This the 27th day of August 2025
 Nathan Boddie, Chairman
 City of Gulfport Zoning Board of Adjustment and Appeals
 IPL0267984
 Sep 3 2025

[Print Tearsheet Link](#)

[Marketplace Link](#)

Julie Ambry



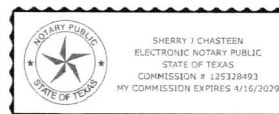
Julie Ambry

Sherry J Chasteen



Sworn to and subscribed before me on

Sep 10, 2025, 11:44 AM ED



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX