



Zoning Board | Agenda

Thursday, October 16, 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 - 09-18-2025

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 2510ZB115:

Variance 2510ZB115, by owners Christopher & Candice Loposser, seeking approval for an 8-foot tall fence where the height limit is 6 feet, Tax Parcel 1010O-01-002.004, 2407 Burke Street, Zoned R-1-7.5 (Single-Family), Ward 2

2. Special Exception 2510SE118:

Special Exception 2510SE118, by owner 3 Rivers LLC, seeking approval for a liquor store use, Tax Parcel 0807P-01-023.002, 13111 Three Rivers Road, Zoned B-2 (General-business), R-2 (Single-Family), Ward 7

3. Variance 2510ZB121:

Variance 2510ZB121, by owners Lawrence and Susan Rojas, seeking approval for sideyard setback of 5 feet where 15 feet is required for proposed accessory structure, Tax Parcel 0807J-01-021.015, 14356 Chestwood Cove, Zoned R-1-15 (Single-family), Ward 7

H. Adjournment

MINUTES

**ZONING BOARD OF ADJUSTMENT AND APPEALS
MEETING**

Thursday, September 18, 2025, 3:00 P.M.

GULFPORT CITY COUNCIL CHAMBERS

- A. Prayer:** The Zoning Board led a prayer.
- B. Pledge of Allegiance:** The Pledge of Allegiance was recited.
- C. Call to Order:** The meeting of the Zoning Board was called to order at **3:00 P.M.**
- D. Determination of a Quorum:**

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

STAFF MEMBERS PRESENT:

SU-LIN FEATHERSTON
SAMUEL SWEETING
BRYCE CLUGH

COURT REPORTER:

NORMA SOROE

E. Confirmation of Agenda:

F. Approval of Minutes:

Motion by Mrs. Winginton and seconded by Mr. McMcree to approve Minutes of **August 21, 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. 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

Speaking for the Petition: Gabriel Nichols, Daniel Nichols

Speaking against the Petition: None

Motion: Mr. McCree- to approve the applicant's request with conditions.

Second: Mr. Daniels

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

Action: Motion carried unanimously.

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

Speaking for the Petition: Donovan Scruggs

Speaking against the Petition: None

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

Second: Mr. Kaigler

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

Action: Motion carried unanimously.

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

Speaking for the Petition: Brandon Pike

Speaking against the Petition: None

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

Second: Mrs. Wiginton

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

Action: Motion carried unanimously.

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

Speaking for the Petition: Kalle Deming

Speaking against the Petition: None

Motion: Mrs. Wiginton – to approve the applicant's request with conditions.

Second: Mr. McCree

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

Action: Motion carried unanimously.

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

Speaking for the Petition: Lauren Damond, Collin Bourgeois, Jacqueline Ready, Kristen Garriga, Edward Hilton

Speaking against the Petition: None

Other: Robert Lee

Motion: Mr. McCree – to approve the applicant’s request with conditions.

Second: Mr. Pharr

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

Action: Motion carried 4-1.

Adjournment:

Motion by **Mrs. Wiginton** to adjourn the meeting was seconded by **Mr. Kaigler** and carried unanimously. The meeting adjourned **4:15**.

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@GULFORT-MS.GOV

ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, October 16, 2025

Public Declaration of Appeal Process of Chairman



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ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, October 16, 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, October 16, 2025

Routine Agenda



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ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, October 16, 2025

Variance 2510ZB115: Variance 2510ZB115, by owners Christopher & Candice Loposser, seeking approval for an 8-foot tall fence where the height limit is 6 feet, Tax Parcel 1010O-01-002.004, 2407 Burke Street, Zoned R-1-7.5 (Single-Family), Ward 2

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2510ZB115

Hearing Date: October 16, 2025

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

Legal: Variance 2510ZB115, by owners Christopher & Candice Loposser, seeking approval for an 8-foot tall fence where the height limit is 6 feet, Tax Parcel 10100-01-002.004, 2407 Burke Street, Zoned R-1-7.5 (Single-Family), Ward 2

TECHNICAL DETAILS

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

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

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

Technical Report

VARIANCE

The applicant requests a variance in order to construct an 8-foot fence where 6 feet is the height limit by Ordinance. The City of Gulfport Fence Ordinance states that Fences, walls, and hedges between the primary and continuous front façade line continuing to the rear of the property must not be higher than six (6) feet above grade except where required to be higher by city ordinance. The city does not require this fence to be higher than 6 feet so a variance must be approved for the proposed 8-foot-high fence to be constructed. The applicant claims that the existing fence was originally 8 feet in height, however, we have no permit showing this. It should be noted that there are properties in the immediate area that look to be higher than the allowed 6 feet.

- (a) The applicant states that the overgrown vacant golf course is the reason for this request. The overgrown nature of the vacant golf course is specific to the homes bordering the area and does not apply to other properties in the zoning district.
- (b) The applicant claims that the reason for the variance request is due to the overgrown nature of the adjacent property and thus the need for this variance was not created by the applicant.
- (c) The unnecessary hardship is created by the property's proximity to the vacant golf course. Amending the zoning ordinance would not offer a more reasonable solution to this problem.
- (d) The literal interpretation of the ordinance would deprive that applicant of the ability to reasonably protect their property given the circumstance involved. This type of privacy and protection is commonly found on other properties in the zoning district with fences without a variance. It should also be noted that there are properties in the area with fences built higher than the 6-foot height limit.
- (e) The applicant does not mention if they will be receiving any special privilege, however, they do mention that the granting of this variance would allow them to enjoy their property in a way that is common for other properties without this special circumstance. The granting of this variance would create a precedence for homes that border the vacant golf course.
- (f) This property is zoned R-1-7.5, and a fence is allowed by right.

EXECUTIVE SUMMARY

The five criteria for a hardship have not been met. The applicant requests a variance in order to construct an 8-foot fence where 6 feet is the height limit by Ordinance. The applicant notes that the construction of this fence will not impact ingress and egress and that the proposed fence will only be built across the back of the property in order to screen their property from the vacant golf course. It is clear to staff that there are fences in the area that are constructed higher than the allowed 6 feet height limit, however, those properties were not granted variances and are pre-existing non-conforming. It should be noted that a 6 foot high fence is allowed by right with a decorative topping of no less than fifty percent transparency up to 8 feet. The applicant does not address this potential solution.

Any approval should consider these conditions:

1. Approval would allow for an 8-foot-tall fence where 6 feet is the height limit.

Technical Report

VARIANCE

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 10/6/2025.

Public Works: No comment as of 10/6/2025.

Traffic and Safety: No conditions. Memo dated 10/6/2025.

Building Code Services: No conditions. Memo dated 09/24/2025.

GIS: No conditions. Memo dated 10/6/2025.

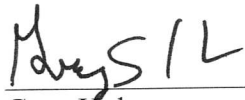
Police Department: No comment as of 10/6/2025.

Fire Department: No conditions. Memo dated 09/26/2025.

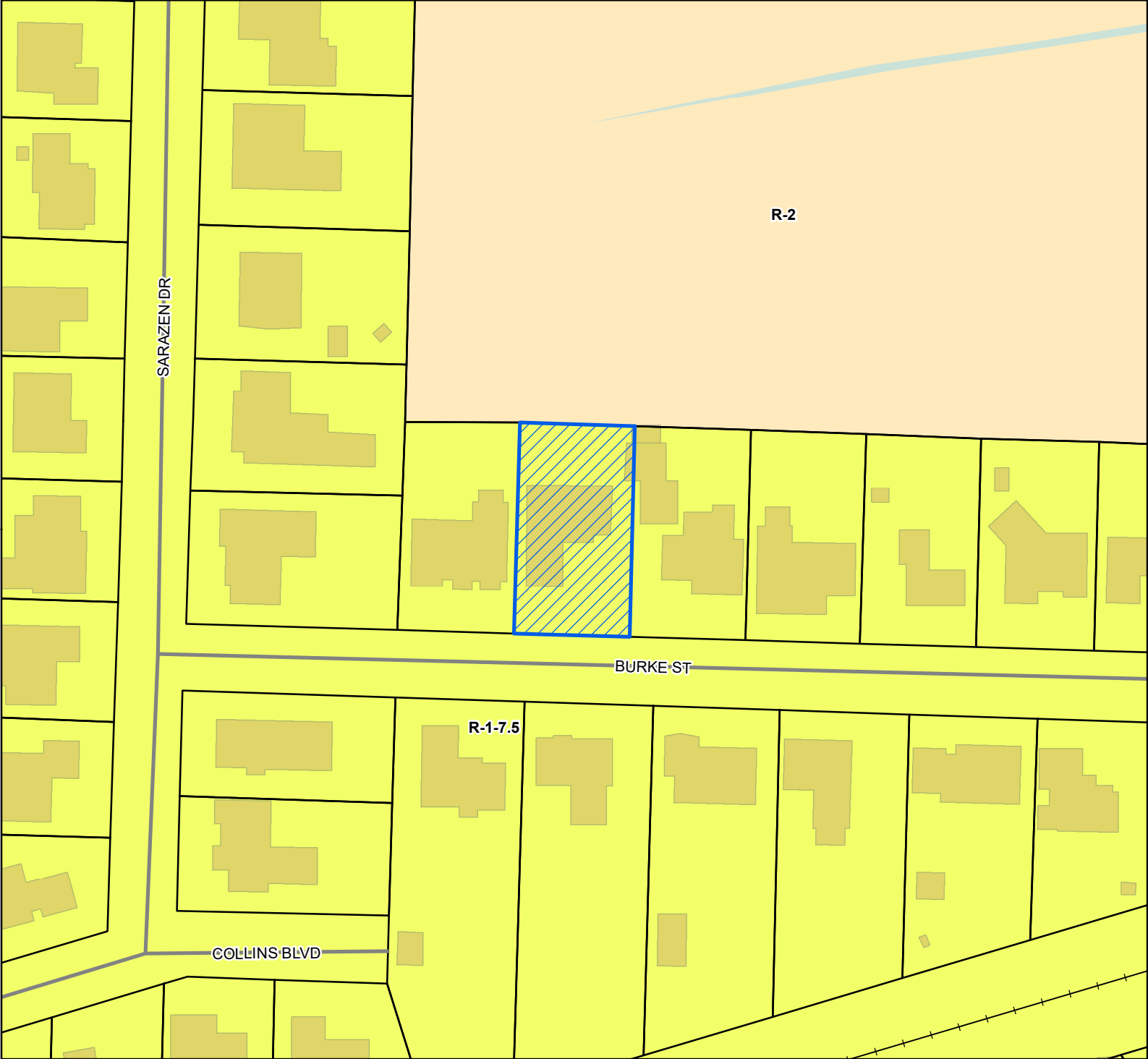
City Arborist: No conditions. Memo dated 09/24/2025.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department



Site

Street

Railroad

Parcels

Buildings

Water Features

City Limit

Zoning

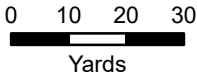
R-1-7.5 - Single Family

Residence District (Low Density)

R-2 - Single Family

Residence District (Medium Density)

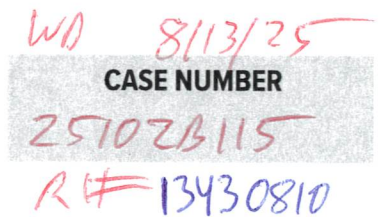
Site Information
10100-01-002.004
Zoning: R-1-7.5 (Single Family)
Size: 12636.13 sqft
Flood: X



1 inch = 100 feet



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OWNER:Christopher G. + Candice R. Lapossee

Printed Name of Owner

2407 Burke Street

Mailing Address

Gulfport MS 39507

City

State

Zip Code

228-669-4915228-865-5830

Home Phone

Work/Cell Phone

cglapossee02@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) Christopher G. LaposseeAddress (Street, City, State, Zip Code) 2407 Burke St., GPT, MS 39507Phone (Home) None (Work) 228-865-5830 (Cell) 228-669-4915Tax Parcel Number(s) Owned: 10100-01-002.004Signature: [Signature]Name of Owner (PRINT) Candice LaposseeAddress (Street, City, State, Zip Code) 2407 Burke Street, Gulfport, MS 39507Phone (Home) None (Work) 228-563-1855 (Cell) 228-341-1284Tax Parcel Number(s) Owned: 10100-01-002.004Signature: [Signature]

Name of Owner (PRINT) _____

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

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

Tax Parcel Number(s) Owned: _____

Signature: _____



Covenant Affidavit

I, Christopher G. Lopez, being owner or agent of the property 2407 Burke street, Gpt, MS 385
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

08 / 2025

Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

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

Notary Public

3-9-29

Commission Expiration



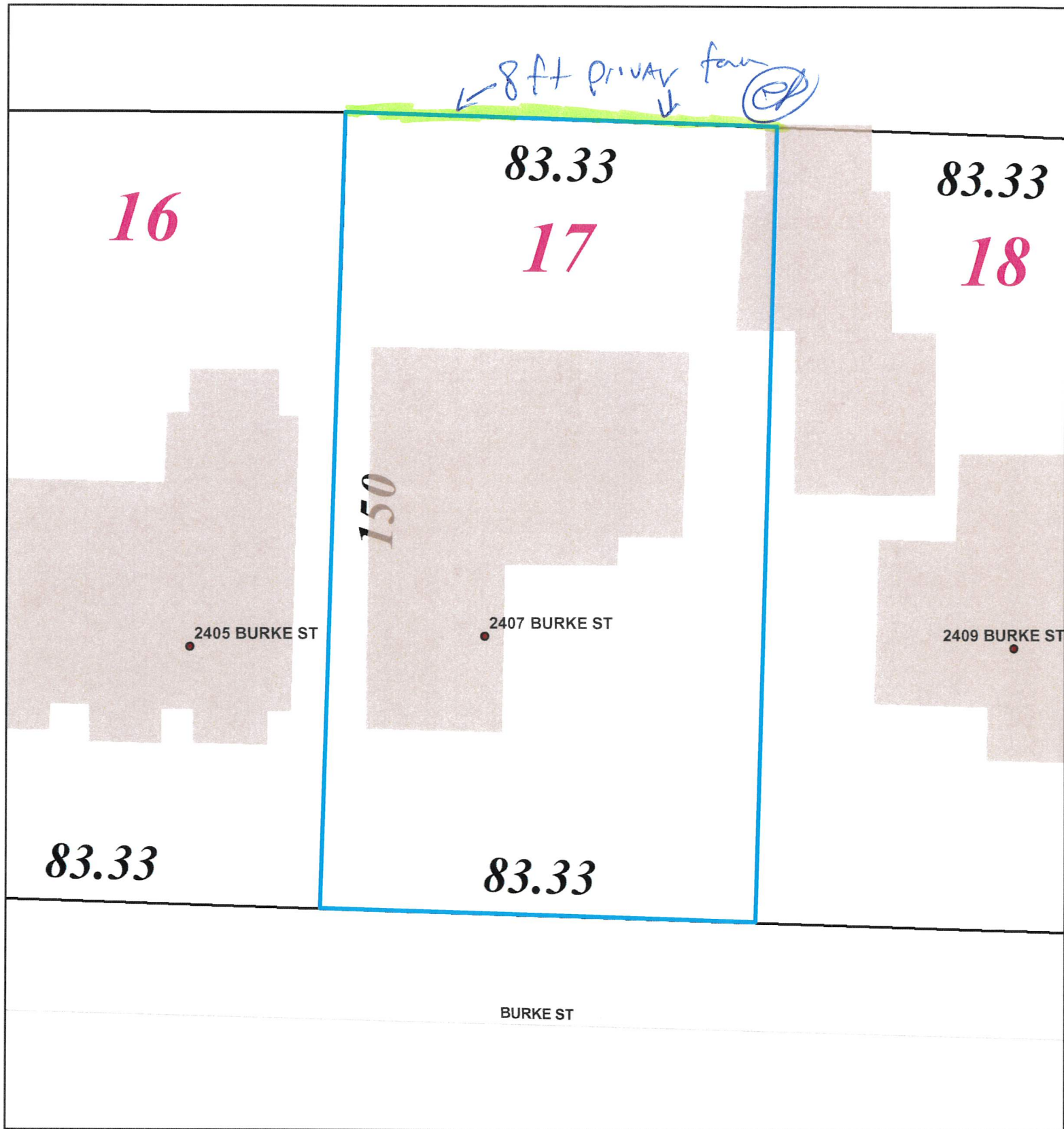
To whom it may concern,

Please accept this document as an explanation for the requested fence height variance for the north side of the property located at 2407 Burke Street, Gulfport, MS 39507. The property is owned by my wife, Candice Loposser, and I. We are asking for the variance to replace an existing fence that separates my property from a vacant golf course. The vacant course is grossly overgrown with the maintenance required not being completed in violation of code. This inaction allows the vegetation to reach significant heights and encroach onto my property into maintained flower beds through the existing chain-link fence. This increases my maintenance costs to keep the yard and flower beds as designed. The existing fence is also in a state of disrepair from damage caused by several storms since 2008. It is bent, has gaps and holes at the top, bottom and the middle that I have had to repair with fence ties. The existing fence was originally 8 foot tall. Not only is this terribly unsightly and intrusive into my maintained yard and flower beds due to the lack of required cutting, but we now have wildlife that threaten my pets, coyotes and fox that can easily breach the gaps mentioned unless I constantly maintain them. In addition, we have had random people that appear homeless roaming the property and looking into the yards of homes in the area where things of value are kept. There is not an ingress/egress to the property from my back yard and as such the requested fence variance will have no impact in that regard. The property the fence will cover has remained undeveloped for years and overgrown and will not impact anything north of my lot. This variance will not impact residential neighbors on my east and west sides as those sides of the fence will remain 6 feet tall. The variance requested will allow me to build a wooden privacy fence that will act as a buffer for the protection of my pets and property and prevent whomever is roaming that site from entering or leering into my property. The current fence is unsightly, and allows for unmitigated vegetation, wild animals, and the potential for thieves to easily enter my property. We are currently unable to enjoy our backyard due to the feeling that we have to remain constantly vigilant to avoid the hazards this fence variance will correct. There will be no streets, alleyways, bodies of water, or developed residential property impacted by this variance. An approval would greatly impact our quality of life and the enjoyment of our property!

Thank you for your consideration,

A handwritten signature in black ink, appearing to read 'Chris', with a long horizontal flourish extending to the right.

Chris Loposser



1 inch = 25 feet



DATA DISCLAIMER:

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

Area Map

 Parcels

Printed 8/13/2025



2407 Burke Street, Gulfport, MS 39507- Chris and Candice Loposser

Red- Area the fence requested in the variance will encompass. Eighty (80) linear feet total.





1st Judicial District
Instrument 2006 8248 D -J1
Filed/Recorded 9 15 2006 11 33 A
Total Fees 12.00
2 Pages Recorded

STATE OF MISSISSIPPI
COUNTY OF HARRISON

WARRANTY DEED

SCANNED



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, THOMAS E. NAVE and wife, SHERRY N. NAVE, do hereby sell, convey and warrant unto CANDICE R. LOPOSSER and husband, CHRISTOPHER G. LOPOSSER, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property being located in the First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Lot Seventeen (17), SECOND REPLAT, GREAT SOUTHERN GOLF ESTATES SUBDIVISION, Unit One (1), 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 34 at Page 8 thereof, reference to which is hereby made in aid of and as a part of this description.

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 Grantees herein.

WITNESS OUR SIGNATURES, this 8th day of September, 2006.

THOMAS E. NAVE

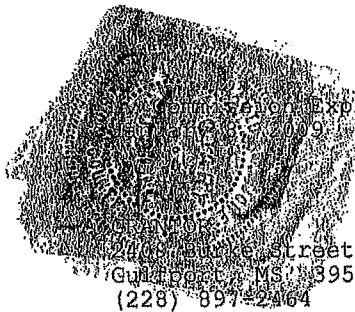
SHERRY N. NAVE

STATE OF MISSISSIPPI

COUNTY OF HARRISON

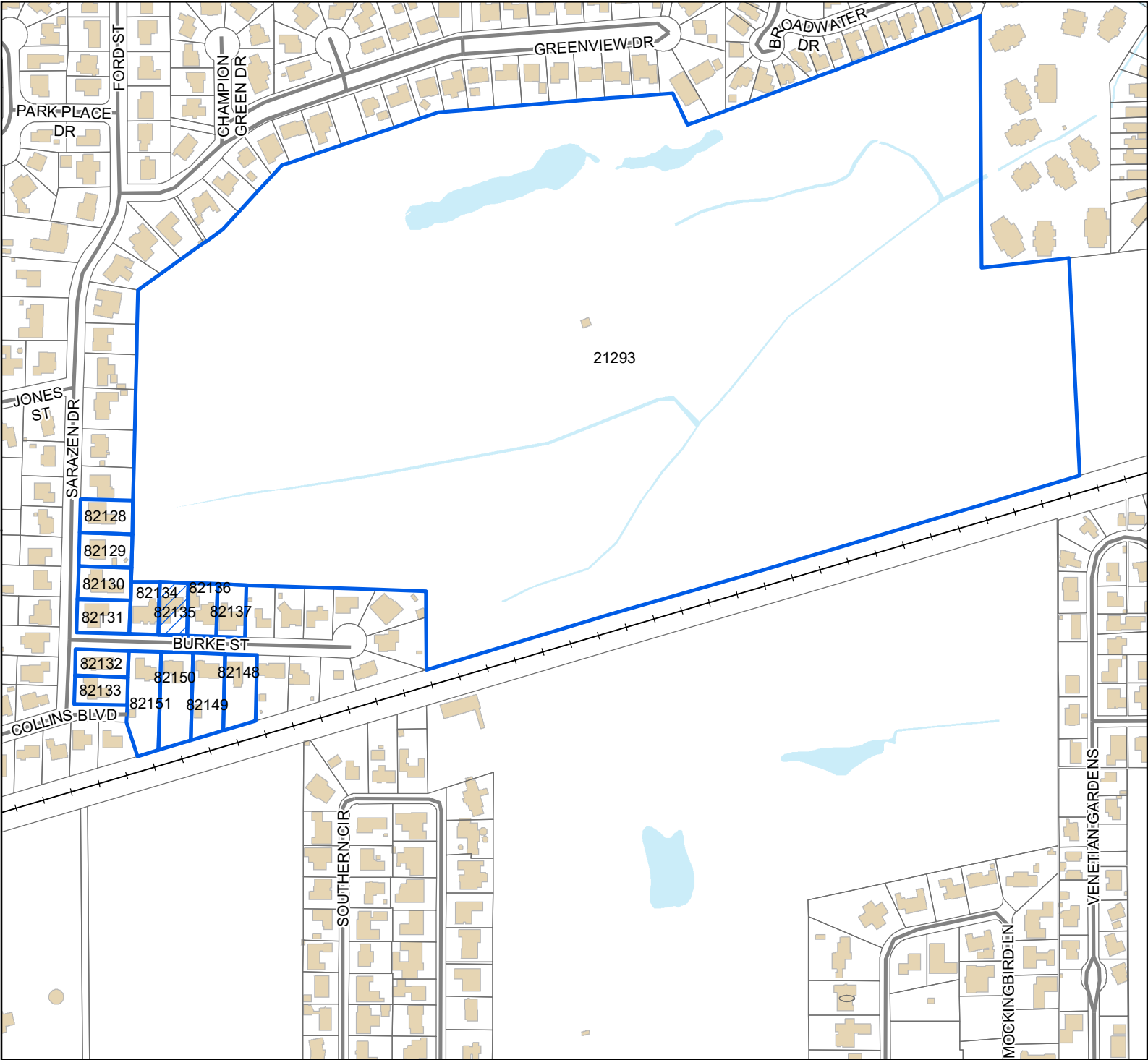
THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 8th day of September, 2006, within my jurisdiction, the within named, THOMAS E. NAVE and wife, SHERRY N. NAVE, who acknowledged that they executed and delivered the above and foregoing instrument.


NOTARY PUBLIC



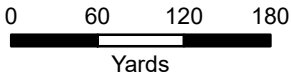
GRANTEE:
2407 Burke Street
Gulfport, MS 39507
(228) 897-2464

THIS INSTRUMENT PREPARED BY:
David W. Jones, Attorney, PLLC
1621 - 23rd Avenue
Gulfport, MS 39501
(228) 864-8965
File #069175



Legend

- Site
- Street
- Railroad
- Buildings
- Water Features



1 inch = 400 feet



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Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		10100-01-002.004	CHRISTOPHER & CANDICE LOPOSSER (OWNERS)	2407 BURKE ST	GULFPORT	MS	39507
			Adjacent Property Owners (2510ZB115)				
	82131	10100-01-002.000	PALCHAK WILLIAM R JR & THERESA	610 SARAZEN DR	GULFPORT	MS	39507
	21293	1010I-01-078.000	ARBOR SITES LLC	4910 NORTH MONROE ST	TALLAHASSEE	FL	32302
N	82135	10100-01-002.004	LOPOSSER CANDICE R & CHRISTOPHER G	2407 BURKE ST	GULFPORT	MS	39507
	82132	10100-01-002.001	DOMINGUEZ MACARIO A & CYNTHIA -TR-	9169 VICTORIA CIRCLE	GULFPORT	MS	39507
	82136	10100-01-002.005	NAVE THOMAS E & SHERRY N	2409 BURKE AVE	GULFPORT	MS	39507
	82148	10100-01-002.017	CALDWELL VIRGINIA CLAIR & JAMES BYR	980 COURTHOUSE RD	GULFPORT	MS	39507
	82128	1010J-01-113.003	HOLDER HERBERT J & SINDY	616 SARAZEN AVE	GULFPORT	MS	39507
	82150	10100-01-002.019	LEE KATHRYN & LEE MICHELLE	2406 BURKE ST	GULFPORT	MS	39507
	82129	1010J-01-113.004	YOUNG KRISTIN J	614 SARAZEN DR	GULFPORT	MS	39507
	82137	10100-01-002.006	MCGUIRE DALTON D & ELIZABETH K	2411 BURKE	GULFPORT	MS	39507
	82151	10100-01-002.020	HOLDEN DENTON E & TOSHIKO	2404 BURKE STREET	GULFPORT	MS	39507
	82130	1010J-01-113.001	HUFFMAN STUART LEE & GINGER H	612 SARAZEN DR	GULFPORT	MS	39507
	82134	10100-01-002.003	CLARKE JULIA M	2405 BURKE ST	GULFPORT	MS	4E+08
	82149	10100-01-002.018	ISELL TIMOTHY T & JUDY D	2408 BURKE ST	GULFPORT	MS	39507
	82133	10100-01-002.002	BOUVETTE CHARLES S & LISA F	606 SARAZEN DR	GULFPORT	MS	39507

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	IPL0276256	Legal Ad - IPL0276256	2510ZB115, 2510SE118, 2510ZB121	1.0	52.0L

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, October 16, 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 2510ZB115, by owners Christopher & Candice Loposser, seeking approval for an 8-foot tall fence where the height limit is 6 feet, Tax Parcel 10100-01-002.004, 2407 Burke Street, Zoned R-1-7.5 (Single-Family), Ward 2

Special Exception 2510SE118, by owner 3 Rivers LLC, seeking approval for a liquor store use, Tax Parcel 0807P-01-023.002, 13111 Three Rivers Road, Zoned B-2 (General-business), R-2 (Single-Family), Ward 7

Variance 2510ZB121, by owners Lawrence and Susan Rojas, seeking approval for sideyard setback of 5 feet where 15 feet is required for proposed accessory structure, Tax Parcel 0807J-01-021.015, 14356 Chestwood Cove, Zoned R-1-15 (Single-family), Ward 7

This the 24th day of September 2025
Nathan Boddie, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0276256
Oct 1 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:
10/01/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Amanda Rodela



Amanda Rodela

Sherry J Chasteen



Sworn to and subscribed before
me on

Oct 1, 2025, 10:10 AM EDT



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@GULFORT-MS.GOV

ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, October 16, 2025

Special Exception 2510SE118: Special Exception 2510SE118, by owner 3 Rivers LLC, seeking approval for a liquor store use, Tax Parcel 0807P-01-023.002, 13111 Three Rivers Road, Zoned B-2 (General-business), R-2 (Single-Family), Ward 7

Technical Report

SPECIAL EXCEPTION

GENERAL INFORMATION

Case File Number: 2510SE118

Hearing Date: Zoning Board October 16, 2025
Planning Commission October 23, 2025

Current Zoning/Use: B-2 / Commercial Building

Legal: Special Exception 2510SE118, by owner 3 Rivers LLC, seeking approval for a liquor store use, Tax Parcel 0807P-01-023.002, 13111 Three Rivers Road, Zoned B-2 (General-business), R-2 (Single-Family), Ward 7

TECHNICAL DETAILS

The applicant requests a special exception for liquor store use at 13111 Three Rivers Road, zoned B-2 (General Business). Ordinance 3158 approved on August 3, 2022, eliminated the distance requirements required in the chart of permitted uses for these establishments, however the proposed liquor store is still required to go through Special Exception. The applicant has provided an affidavit that the state requires, that lets us know that the applicant is compliant with Mississippi Code 67-1-51. According to Mississippi Code 67-1-51 section (3) (a), "Except as otherwise provided in this subsection, no authority shall be granted to any person to manufacture, sell or store for sale any intoxicating liquor as specified in this article within four hundred (400) feet of any church, school (excluding any community college, junior college, college or university), kindergarten or funeral home. However, within an area zoned commercial or business, such minimum distance shall be not less than one hundred (100) feet." The closest church, Gulf Coast Free Will Baptist Church at 13040 Three Rivers Road, being approximately 466 feet away from the subject site. The applicant claims that the business is compatible with the adjacent properties. Upon site visit, the surrounding area is mixed use with business and residential. The Texaco Gas Station with the proposed liquor store and the Dollar General at 13125 Three Rivers Road, that is located next door, are the only two businesses in the B-2 commercial zone on this section of Three Rivers Road. Across the street at 13120 Three Rivers Road is Three Rivers Landing, which is an apartment complex.

EXECUTIVE SUMMARY

The applicant requests a special exception for liquor store use at 13111 Three Rivers Road, zoned B-2 (General Business). The applicant states that the property was renovated into a modern 5,000 square foot Texaco-branded convenience store and gas station (designated as Suite A). The proposed liquor store will be in Suite B at the same address. Upon staff site visit, the property provides a safe ingress and egress from Three Rivers Road. The applicant says that there are no issues with utilities, access, or parking with the proposed site and use. The City of Gulfport's off-street parking ordinances require 1 parking space per 300 square feet of gross-floor area. The proposed liquor store space is approximately 3,200 square feet. The combined square footage of the convenience store/gas station and liquor store is 8,200 square feet. The property provides plenty of parking spaces with that total coming to 27 parking spaces and 2 van

Technical Report

SPECIAL EXCEPTION

accessible handicapped parking spaces, which meets the required parking spaces for off-street parking by the City of Gulfport. Even though the use may be in harmony with the current businesses in this section of Three Rivers Road, the current zoning district would require approval from both the Zoning Board and Planning Commission before a business license could be issued.

Any approval should consider these conditions:

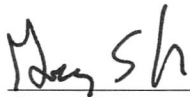
1. Liquor store use approval requires both the Zoning Board and Planning Commission.
2. Must comply with all current Building Codes and City of Gulfport Ordinances.

DEPARTMENTAL CONDITIONS

<u>Engineering:</u>	No conditions. Memo dated 10/6/2025.
<u>Public Works:</u>	No comment as of 10/6/2025.
<u>Traffic and Safety:</u>	No conditions. Memo dated 10/6/2025.
<u>Building Code Services:</u>	Must comply with all current Building Codes and City of Gulfport Ordinances. Memo dated 9/24/2025.
<u>GIS:</u>	No conditions. Memo dated 10/6/2025.
<u>Police Department:</u>	No comment as of 10/3/2025.
<u>Fire Department:</u>	No conditions. Memo dated 9/26/2025.
<u>City Arborist:</u>	No conditions. Memo dated 9/24/2025.

DIRECTOR APPROVAL

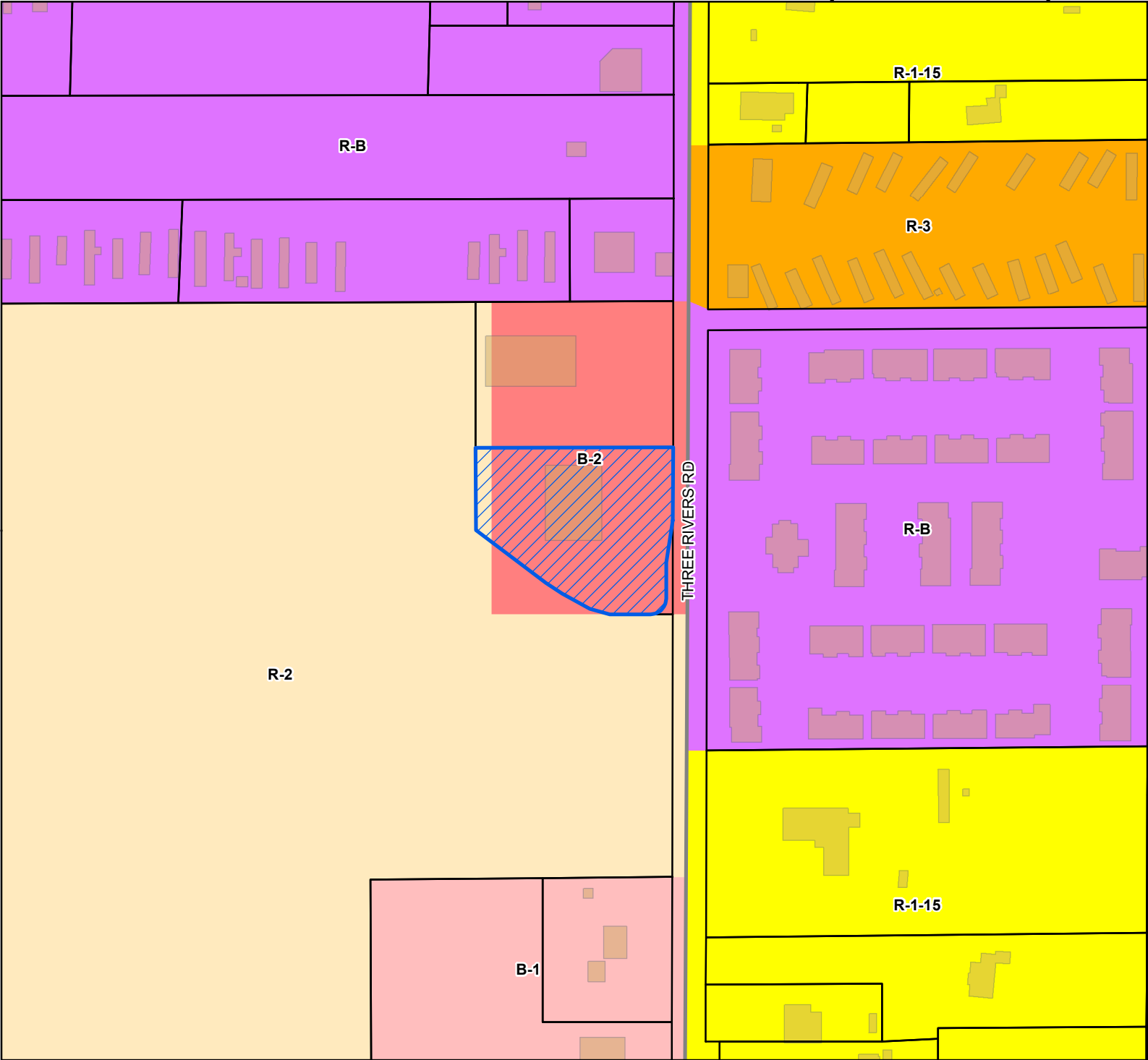
This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department

2510SE118

Special Exception



Site

Street

Parcels

Buildings

Zoning

B-1 - Neighborhood Business District

B-2 - General Business District

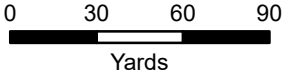
R-1-15 - Single Family Residence District (Low Density)

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

R-3 - General Residence (High Density)

R-B - Residence-Business District

Site Information
0807P-01-023.002
Zoning: B-2 (General Business)
R-2 (Single Family)
Size: 1.3 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.

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

CASE NUMBER

2510 SE 118
8/26/2025
Rec# 13449876

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	8	0	7	P	-	0	1	-	0	2	3	.	0	0	2					-			-				.			
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Property Address:

13111 Three Rivers Road, Gulfport MS 39503

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

General Description of Request: 3 Rivers LLC respectfully Submits this request for the special
expection to establish a fine package store at 13111 Three Rivers Rd, Gulfport MS 39503

(wine & spirit store).

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:

3 Rivers LLC

Printed Name of Owner

13111 Three Rivers Rd,

Mailing Address

Gulfport MS 39503

City

State

Zip Code

601-994-4232

Home Phone

Work/Cell Phone

kashyap16499@gmail.com

Email

Signature of Owner

AGENT:

Printed Name of Agent

Mailing Address

City

State

Zip Code

Home Phone

Work/Cell Phone

Email

Signature of Agent

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

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

Name of Owner (PRINT) _____

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

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

Tax Parcel Number(s) Owned: _____

Signature: _____

Name of Owner (PRINT) _____

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

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

Tax Parcel Number(s) Owned: _____

Signature: _____

Name of Owner (PRINT) _____

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

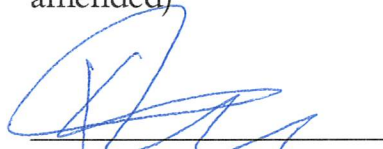
Phone (Home) _____ (Work) _____ (Cell) _____

Tax Parcel Number(s) Owned: _____

Signature: _____

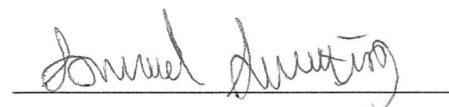


I, the applicant, acknowledge and understand that a liquor store/package store shall operate in compliance with Miss. Code Ann § 67-1-51, as amended, and that I, the applicant, must demonstrate and certify that I meet the distance requirements set forth in state law or adopted state regulations (e.g., Miss. Code Ann § 67-1-51 (3), as amended)


Applicant Signature

8/26/25
Date

Given under my hand and seal of office this the 26th day of August, 2025.


Notary Public

05/22/2027
Commission Expiration





Covenant Affidavit

I, Kashyap Patel ^(Kenny), being owner or agent of the property 13111 Three Rivers Rd
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

[Signature]
Signature

9/10/25.
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 10th day of September, 2025

[Signature]
Notary Public

Commission Expiration



Special Exception Request

Applicant / Owner: 3 Rivers LLC

Parcel No.: 0807P-01-023.002

Address: 13111 Three Rivers Rd, Gulfport, MS 39503

Phone: 601-994-4232

Email: kashyap.6499@gmail.com

Agent Name: Kashyap Patel (Kenny)

General Description of Request

3 Rivers LLC respectfully submits this request for a Special Exception to establish a fine **Package Store** at 13111 Three Rivers Rd, Gulfport, MS 39503.

The subject property was originally constructed as an **8,320 sq. ft. Family Dollar retail building**. Recently, 3 Rivers LLC has **renovated the property into a modern 5,000 sq. ft. Texaco-branded convenience store and gas station (designated as Suite A)**, complete with a **new canopy** installed in full compliance with all City of Gulfport permits and regulations. The proposed **Package Store will be located in Suite B of the same address**, functioning as a separate, dedicated retail establishment.

In addition, extensive **landscaping and site upgrades** have been completed to meet city requirements and create a clean, safe, and attractive commercial property. Importantly, the entrance to Suite B is located **more than 400 feet away from the nearest school or church**, which is significantly beyond the **100-foot minimum distance required under state law**.

The Package Store will complement the existing operations by providing a professionally managed, responsible, and community-oriented retail business. The goal of this addition is to enhance the retail environment in Gulfport, provide customers with access to a high-quality selection of wine and spirits and contribute positively to the local tax base.

Responses to Criteria

1. Ingress and Egress

The property provides safe ingress and egress directly from Three Rivers Road. The renovated site design ensures smooth traffic flow and safe access for both vehicles and pedestrians. Emergency vehicles, including fire and police, will have unobstructed access in case of any incident.

2. Off-Street Parking and Loading

Ample off-street parking is available to accommodate customer and employee vehicles. Parking spaces are clearly marked, including ADA-compliant spaces for accessibility. A designated loading area is available for product deliveries. The parking and loading design minimizes potential noise, glare, or congestion, ensuring a safe and efficient customer experience.

3. Refuse and Service Areas

A screened refuse and service area has been established at the rear of the property. These areas are enclosed, maintained regularly, and designed to prevent odor, noise, or visual impact on adjoining properties.

4. Utilities

The property is served by municipal water, sewer, and electricity systems with adequate capacity for the proposed use. All connections are compatible with the existing and planned retail operations.

5. Screening and Buffering

The property already includes **new landscaping and buffering improvements** in compliance with city requirements. Shrubs, greenery, and site design ensure visual compatibility and separation from nearby properties while enhancing the overall appearance of the district.

6. Signs and Exterior Lighting

Signage for the Package Store will be tasteful, professional, and compliant with City of Gulfport regulations. Exterior lighting has already been installed as part of the convenience store/gas station renovation. Lighting is shielded and directed downward to ensure customer safety while preventing glare or disturbance to nearby properties.

7. Required Yards and Open Space

All yard setbacks and open space requirements are met under the current site design. The property layout ensures orderly development in compliance with zoning standards.

8. Compatibility with Adjacent Properties

This site has historically been used for retail purposes, first as a Family Dollar and now as a Texaco-branded convenience store and gas station (Suite A). The proposed Wine & Spirits Package Store (Suite B) represents a **natural continuation of the property's commercial use**. The operation will be clean, safe, and well-managed, ensuring compatibility with adjacent properties and supporting the character of the district.

9. Harmony with Zoning Ordinance

The requested Special Exception aligns with the intent of the Zoning Ordinance by promoting orderly commercial growth, enhancing local services, and providing economic benefit to the community while maintaining harmony with surrounding properties.

Additional Planning Commission Criteria

Transportation and Access

The location is well-served by Three Rivers Road and existing infrastructure. The proposed use will not cause undue traffic congestion or create hazards. The site layout is designed to manage customer and delivery traffic safely and efficiently.

Water Supply and Waste Disposal

The property is connected to city water and sewer services, which provide adequate capacity for the proposed use. Waste disposal is managed through the screened service area and in compliance with all city regulations.

Fire, Police, and Public Facilities

The site is fully accessible to fire, police, and emergency services. Fire hydrants and supporting infrastructure are located nearby. The Package Store will not create additional burden on public facilities.

Orderly Development

The transformation of the property from a vacant Family Dollar to a modern Texaco-branded convenience store (Suite A), complete with canopy, landscaping, and improved site features, demonstrates a strong commitment to **orderly and high-quality development**. The addition of a Package Store in Suite B is in harmony with this ongoing improvement and consistent with the appropriate development of the district.

Conclusion

3 Rivers LLC respectfully requests approval of this Special Exception. The proposed Wine & Spirits Package Store, located in Suite B of 13111 Three Rivers Rd, builds on the substantial recent investment in the property, which now includes a modern Texaco convenience store and gas station in Suite A.

The business will operate responsibly, contribute to the tax base, and serve as a compatible addition to the Gulfport community. Its entrance is **over 400 feet away from**

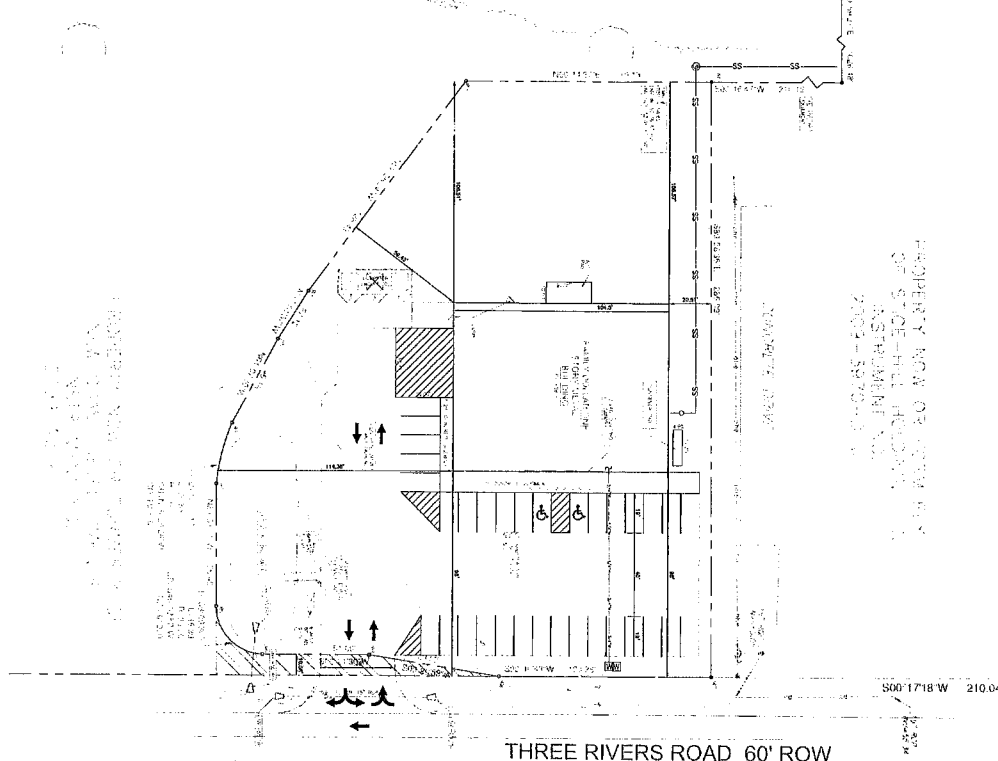
the nearest school or church, exceeding state law requirements, ensuring that the proposed use is fully compliant and appropriate for the location.

For these reasons, we believe the Special Exception is consistent with the general purpose and intent of the Zoning Ordinance and in harmony with the orderly development of the district.

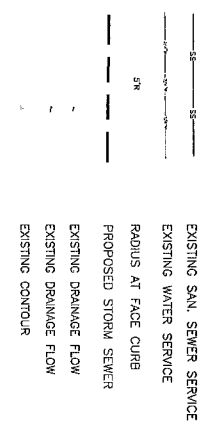
PROPERTY NOW OR FORMERLY
OF STONE-HILL HOLDING, LLC
ASSTRIUMENT NO.
2001-5870-0-01

PROPERTY NOW OR FORMERLY
OF STONE-HILL HOLDING, LLC
ASSTRIUMENT NO.
2001-5870-0-01

EXISTING SITE



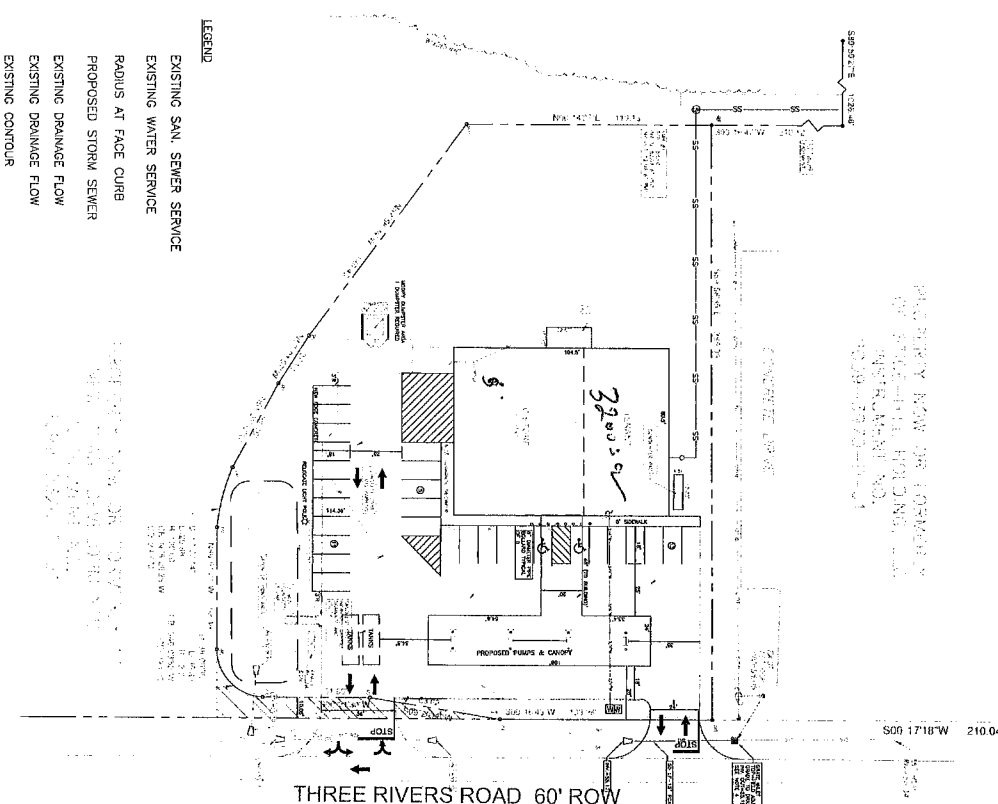
THREE RIVERS ROAD 60' ROW



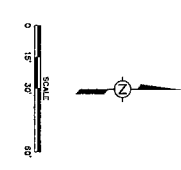
GENERAL NOTES

1. EXISTING GRADING/DRAINAGE FLOW SHALL BE MAINTAINED FOR SITE PARKING/ DRIVE RENOVATIONS AND ADJACENT EXISTING MAINTAINED PARKING GROUES. CONSTRUCTION SHALL NOT BLOCK DRAINAGE FLOW TOWARD EXISTING DETENTION AREA. PONDING OF STORM WATER AFTER FINISHED PAVEMENT SHALL NOT BE ALLOWED.
2. ALL EXISTING UTILITY MAINS AND SERVICES SHOWN ARE APPROXIMATE, AND MUST BE FIELD VERIFIED. EXISTING WATER AND SEWER SERVICES SHALL BE UTILIZED.
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF GULFPORT CONSTRUCTION STANDARDS. GATE INLET SHALL BE FILLED TO EDGE PROPOSED DRIVEWAY. ALL EXPOSED AREAS SHALL BE GRADED, SEEDED AND MULCHED, OR SOULD SODDED.

PROPOSED SITE



THREE RIVERS ROAD 60' ROW



4	CITY OF GULFPORT	MAA	2/6/22	SCALE SHOWN	PROJECT NO.
3	OWNER REGION	MAA	1/22/24	DRAWN: MAA	PROPOSED C Stone Renovation
2	TOWN REGION	MAA	11/10/23	PROJECT NUMBER: MAA	Gulfport MS
1	DESIGNER REGION	MAA	5/9/23	DATE: 5/27/23	
0	DISTRIBUTION REGION	MAA	5/9/23		
0		MAA	5/9/23		

Alford and Associates
Consulting Engineers
7715 Sun B Street Road
Birmingham, AL 35209

PROJECT NO.
DRAWING
1



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
3 Rivers LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1380393
Status:	Good Standing
Effective Date:	02/24/2023
State of Incorporation:	Mississippi
Principal Office Address:	150 Bienville Dr MADISON, MS 39110

Registered Agent

Name
PALWINDER SINGH 150 Bienville Dr MADISON, MS 39110

Officers & Directors

Name	Title
PALWINDER SINGH 150 Bienville Dr MADISON, MS 39110	Member

ADDENDUM TO LLC AGREEMENT

OF 3 RIVERS LLC

This Addendum is made and entered into as of **August 26, 2025**, and shall be attached to and made part of the original LLC Agreement of **3 Rivers LLC**, dated February 24, 2023.

AUTHORIZATION

WHEREAS, the Members of 3 Rivers LLC desire to authorize one of its Members, **Kashyap Patel**, to act on behalf of the LLC with respect to certain matters;

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. Authorization to Apply

The Managing Member hereby authorizes **Kashyap Patel**, a Member of 3 Rivers LLC, to apply for and pursue the **Special Exception Application** required for the Package Store located at:

13111 Three Rivers Rd, Gulfport, MS 39503.

2. Scope of Authority

a. **Kashyap Patel** is authorized to prepare, sign, and submit applications, petitions, or related documents to the City of Gulfport or any other relevant governmental authority in connection with the Special Exception request.

b. This authorization does not extend to financial commitments, leases, sales, or other contracts without the consent of the Managing Member as required by the LLC Agreement.

3. Ratification

All actions taken by **Kashyap Patel** consistent with this authorization are hereby ratified and confirmed by the Managing Member of 3 Rivers LLC.

4. Continuing Effect

Except as expressly amended herein, all other terms and provisions of the LLC Agreement dated February 24, 2023, shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned, acting as Managing Member of 3 Rivers LLC, has executed this Addendum as of the date first above written.

3 RIVERS LLC

By: Palwinder Singh

Palwinder Singh, Managing Member

NOTARY ACKNOWLEDGMENT

STATE OF MISSISSIPPI

COUNTY OF Madison

On this 26th day of August, 2025, before me, the undersigned Notary Public, personally appeared **Palwinder Singh**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same in his capacity as **Managing Member of 3 Rivers LLC**, and that by his signature on the instrument, the LLC executed the instrument.

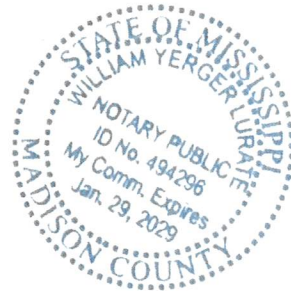
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

William Yerge

William Yerge

My Commission Expires: 1/29/29





JLL 1st JUDICIAL DISTRICT
Instrument 2023-0009382-D-J1
Filed/Recorded 05/23/2023 3:08:01 PM
Total Fees 26.00
5 Pages Recorded

SPACE ABOVE LINE FOR OFFICIAL USE ONLY

PREPARED BY:
REALTY INCOME CORPORATION
ATTN: LEGAL DEPARTMENT
11995 EL CAMINO REAL
SAN DIEGO, CA 92130
858-284-5000

WHEN RECORDED MAIL TO:

FIDELITY NATIONAL TITLE CO - NCS DIV
ONE EAST WASHINGTON STREET, SUITE 450
PHOENIX, AZ 85004
ATTN: KELLI VOS
MASTER ESCROW NO.: Z2346615/ESCROW NO.: Z2346616
(602) 343-7572

GRANTOR:
VEREIT REAL ESTATE, L.P.
11995 EL CAMINO REAL
SAN DIEGO, CA 92130
858-284-5000

GRANTEE:
3 RIVERS, LLC
150 BIENVILLE DR.
MADISON, MS 39110
601-497-6938

INDEXING INSTRUCTIONS: SE ¼ OF SEC. 34, T6S, R11W

SPECIAL WARRANTY DEED

WHEN RECORDED MAIL TO:

Fidelity National Insurance Title Company
Attn: Kelli Vos
One East Washington Street, Suite #450
Phoenix, AZ 85004
(602) 343.7572

INDEXING INSTRUCTIONS:

SE 1/4 of Sec. 34, T6S, R11W

Grantor:

Vereit Real Estate, L.P.
11995 El Camino Real
San Diego, CA 92130
Telephone: (858) 284-5000

THIS INSTRUMENT PREPARED BY:

Realty Income Corporation
Attn: Legal Department
11995 El Camino Real
San Diego, CA 92130
Telephone: (858) 284-5000

Grantee:

3 Rivers, LLC
150 Bienville Dr.
Madison, MS 39110
Telephone: (601) 497-6938

STATE OF MISSISSIPPI
COUNTY OF HARRISON

§
§

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT, VEREIT REAL ESTATE, L.P., a Delaware limited partnership ("Grantor"), for and in consideration of the sum of TEN DOLLARS (\$10) and other good and valuable consideration cash in hand paid the receipt and sufficiency of all of which is hereby acknowledged VEREIT REAL ESTATE, L.P., a Delaware limited liability company does hereby grant, bargain, sell, convey and specially warrant unto 3 RIVERS LLC, a Mississippi limited liability company ("Grantee"), the receipt and sufficiency of such consideration being hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does hereby GRANT, SELL, CONVEY and CONFIRM unto Grantee that certain real property being more particularly described on Exhibit "A," attached hereto and made a part hereof for all purposes, together with all improvements and fixtures situated thereon (collectively, the "Property"); SUBJECT TO all real estate taxes not yet delinquent; covenants, conditions, restrictions, easements, rights of way and other matters of record; applicable laws, ordinances, statutes, orders, requirements and regulations to which the Property is subject, including,

without limitation, all building, zoning and environmental laws and requirements; and any state of facts which a new or updated survey or physical inspection of the Property might disclose.

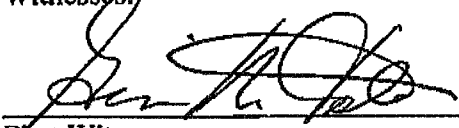
TO HAVE AND TO HOLD the Property, together with all and singular the rights, hereditaments, and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns, and Grantor hereby agrees to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantor but not otherwise.

BY ACCEPTANCE OF THIS SPECIAL WARRANTY DEED, GRANTEE ACKNOWLEDGES THAT GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS OR WARRANTIES AS TO THE PHYSICAL CONDITION, OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY (OTHER THAN WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN). BY ACCEPTANCE OF THIS SPECIAL WARRANTY DEED, GRANTEE EXPRESSLY AGREES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE PROPERTY IS CONVEYED "AS IS, WHERE IS, WITH ALL FAULTS," AND GRANTOR EXPRESSLY DISCLAIMS, AND GRANTEE, BY ACCEPTANCE OF THIS SPECIAL WARRANTY DEED, ACKNOWLEDGES AND ACCEPTS THAT GRANTOR HAS DISCLAIMED ANY AND ALL REPRESENTATIONS, WARRANTIES OR GUARANTIES, OF ANY KIND, ORAL OR WRITTEN, EXPRESS OR IMPLIED (EXCEPT AS TO TITLE AS HEREIN PROVIDED AND LIMITED), CONCERNING THE PROPERTY, INCLUDING, WITHOUT LIMITATION, (i) THE VALUE, CONDITION, MERCHANTABILITY, HABITABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE OF THE PROPERTY, (ii) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE OR ANYONE ELSE MAY CONDUCT THEREON, (iii) THE ENVIRONMENTAL CONDITION OF THE PROPERTY AND (iv) THE COMPLIANCE OF THE PROPERTY WITH APPLICABLE LAWS AND REGULATIONS.

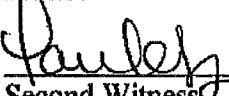
(Signatures appear on the following page)

EXECUTED this 4th day of May, 2023.

Witnesses:


First Witness

Gina M. Vallone
Printed Name of First Witness


Second Witness

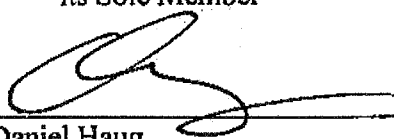
Paula Valdez
Printed Name of Second Witness

GRANTOR:

VEREIT REAL ESTATE, L.P.,
a Delaware limited liability company

By: VEREIT Real Estate GP, LLC.
a Delaware limited liability company,
its General Partner

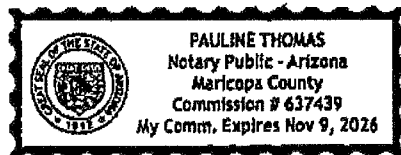
By: VEREIT Operating Partnership,
L.P.,
a Delaware limited partnership,
its Sole Member

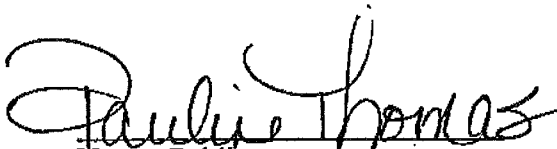
By: 
Name: Daniel Haug
Title: SVP, Associate General Counsel

Approved As To Form
Legal Department
NM EG
11/1/2023

STATE OF ARIZONA)
)
COUNTY OF MARICOPA)

On this 4th day of May, 2023 before me personally appeared Daniel Haug, whose identity was proven to me on the basis of satisfactory evidence to be the person who he claims to be, and acknowledged that he signed the above document as the SVP, Associate General Counsel of Vereit Real Estate, L.P., a Delaware limited partnership on behalf thereof.




Notary Public

My Commission expires: 11/9/26

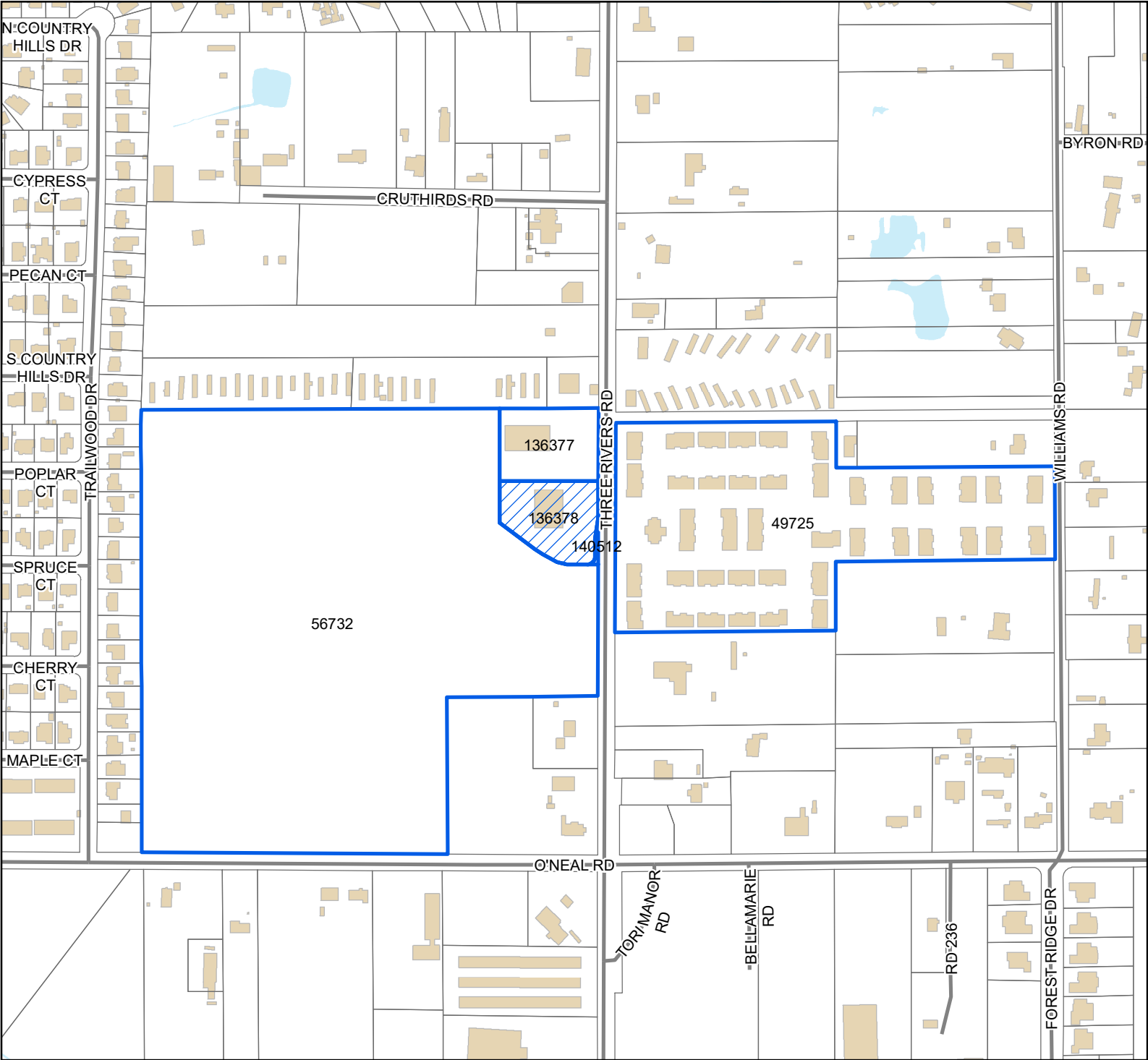
EXHIBIT "A"
LEGAL DESCRIPTION OF THE REAL PROPERTY

Location: 13111 Three Rivers Road, Gulfport, MS 39503

LEGAL DESCRIPTION FOR THAT PARCEL DESCRIBED AS LOT B-2 RECORDED IN INSTRUMENT NO. 2009-2326-D-J1 ON FILE IN THE OFFICE OF THE CHANCERY CLERK, FIRST JUDICIAL DISTRICT, HARRISON COUNTY, MISSISSIPPI AND BEING FURTHER DESCRIBED AS FOLLOWS, TO WIT:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT, HARRISON COUNTY, MISSISSIPPI AND BEING FURTHER DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT AN IRON ROD FOUND DENOTING THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34; THENCE RUN SOUTH 89 DEGREES 59 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 1026.48 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 16 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 210.12 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89 DEGREES 58 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 285.09 FEET TO A POINT ON THE WEST MARGIN OF THREE RIVERS ROAD; THENCE RUN ALONG SAID MARGIN SOUTH 00 DEGREES 16 MINUTES 43 SECONDS WEST A DISTANCE OF 103.28 FEET TO A POINT; THENCE DEPARTING SAID MARGIN RUN SOUTH 09 DEGREES 20 MINUTES 58 SECONDS WEST FOR A DISTANCE OF 63.62 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 21 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 51.60 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 88 DEGREES 09 MINUTES 30 SECONDS AND A RADIUS OF 23.00 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 35.39 FEET TO A POINT WHICH IS SOUTH 46 DEGREES 03 MINUTES 52 SECONDS WEST A DISTANCE OF 32.00 FEET FROM THE PREVIOUSLY DESCRIBED POINT; THENCE RUN NORTH 89 DEGREES 51 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 58.49 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 17 DEGREES 07 MINUTES 14 SECONDS AND A RADIUS OF 100.00 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 29.88 FEET TO A POINT WHICH IS NORTH 75 DEGREES 29 MINUTES 26 SECONDS WEST A DISTANCE OF 29.77 FEET FROM THE PREVIOUSLY DESCRIBED POINT; THENCE RUN NORTH 61 DEGREES 07 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 46.16 FEET TO A POINT; THENCE RUN NORTH 57 DEGREES 01 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 27.12 FEET TO A POINT; THENCE RUN NORTH 52 DEGREES 56 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 126.43 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 14 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 119.13 FEET TO THE POINT OF BEGINNING, CONTAINING 57,127.16 SQUARE FEET OR 1.31 ACRES, MORE OR LESS.



Legend

- Site
- Street
- Buildings
- Water Features

0 60 120 180
Yards

1 inch = 400 feet

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Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0807P-01-023.002	3 RIVERS LLC (OWNER)	13111 THREE RIVERS RD	GULFPORT	MS	39503
Adjacent Property Owners (2510SE118)							
	136377	0807P-01-023.001	EXCHANGERIGHT NET LEASED	PORTFOLIO 6 DST	PASADENA	CA	91116
N	49725	0907M-02-018.000	THREE RIVERS LANDING OF GULFPORT LP	C/O DEOMINIUM	PLYMOTH	MN	55441
	56732	0807P-01-023.000	EXECUTIVE HOLDINGS LLC	311 TELLY RD	PICAYUNE	MS	39466
	136378	0807P-01-023.002	3 RIVERS LLC	150 BIENVILLE DR	MADISON	MS	39110
N	140512	0807P-01-023.003	3 RIVERS LLC	150 BIENVILLE DR	MADISON	MS	39110

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	IPL0276256	Legal Ad - IPL0276256	2510ZB115, 2510SE118, 2510ZB121	1.0	52.0L

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, October 16, 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 2510ZB115, by owners Christopher & Candice Loposser, seeking approval for an 8-foot tall fence where the height limit is 6 feet, Tax Parcel 10100-01-002.004, 2407 Burke Street, Zoned R-1-7.5 (Single-Family), Ward 2

Special Exception 2510SE118, by owner 3 Rivers LLC, seeking approval for a liquor store use, Tax Parcel 0807P-01-023.002, 13111 Three Rivers Road, Zoned B-2 (General-business), R-2 (Single-Family), Ward 7

Variance 2510ZB121, by owners Lawrence and Susan Rojas, seeking approval for sideyard setback of 5 feet where 15 feet is required for proposed accessory structure, Tax Parcel 0807J-01-021.015, 14356 Chestwood Cove, Zoned R-1-15 (Single-family), Ward 7

This the 24th day of September 2025
Nathan Boddie, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0276256
Oct 1 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:
10/01/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Amanda Rodela



Amanda Rodela

Sherry J Chasteen



Sworn to and subscribed before
me on

Oct 1, 2025, 10:10 AM EDT



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, October 16, 2025

Variance 2510ZB121: Variance 2510ZB121, by owners Lawrence and Susan Rojas, seeking approval for sideyard setback of 5 feet where 15 feet is required for proposed accessory structure, Tax Parcel 0807J-01-021.015, 14356 Chestwood Cove, Zoned R-1-15 (Single-family), Ward 7

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2510ZB121

Hearing Date: October 16, 2025

Current Zoning/Use: R-1-15/ Single-Family Home

Legal: Variance 2510ZB121, by owners Lawrence and Susan Rojas, seeking approval for sideyard setback of 5 feet where 15 feet is required for proposed accessory structure, Tax Parcel 0807J-01-021.015, 14356 Chestwood Cove, Zoned R-1-15 (Single-family), Ward 7

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 a side yard setback of 5 feet where 15 feet is the minimum. The applicant claims that this would be the best location to place the shed as the rest of the yard tends to flood.

- (a) The applicant states that heavy rainfall will retain water along the northern and western fence lines. While the applicant has provided an image showing that the property does indeed flood, this would not be considered a hardship regarding the placement of a shed.
- (b) The applicant states that the property has had several things added to the property in attempt to mitigate the flooding. This does not sufficiently address the question as the reduction in setbacks could be addressed with a smaller structure.
- (c) The applicant states that making the property comply with the ordinance would cause undue work on the property. 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 staff inspection, there are several properties in that area that have structures that lie closer to the property lines, however these are either pre-existing or was done without permits or variances.
- (e) The applicant believes that no special privilege would be granted to them upon approval of this petition. As stated prior, there are several properties in the surrounding area that have structures that lie closer to the property lines than what the district regulations allow, however these are either pre-existing or done without permits or variances. The approval of this petition would establish precedence in this area.
- (f) This property is zoned R-1-15, and an accessory structure is allowed by right.

EXECUTIVE SUMMARY

All five criteria to be considered a hardship have not been met. The surrounding properties do have some structures that do match in scope to what this petition is requesting, however these structures are either pre-existing or did not obtain a permit or variance for said structure. Approval of this petition would establish precedence in this area.

Any approval should consider these conditions:

- 1. Approval allows for a side yard setback of 5 feet where 15 feet is the minimum.
- 2. Must comply with all zoning rules and regulations.
- 3. Must comply with all current Building Codes and City of Gulfport ordinances.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 10/6/2025.

Public Works: No comment as of 10/6/2025.

Traffic and Safety: No conditions. Memo dated 10/6/2025.

Technical Report

VARIANCE

Building Code Services: Must comply with all current Building Codes and City of Gulfport ordinances. Memo dated 9/24/2025.

GIS: No conditions. Memo dated 10/6/2025.

Police Department: No comment as of 10/6/2025.

Fire Department: No conditions. Memo dated 9/26/2025.

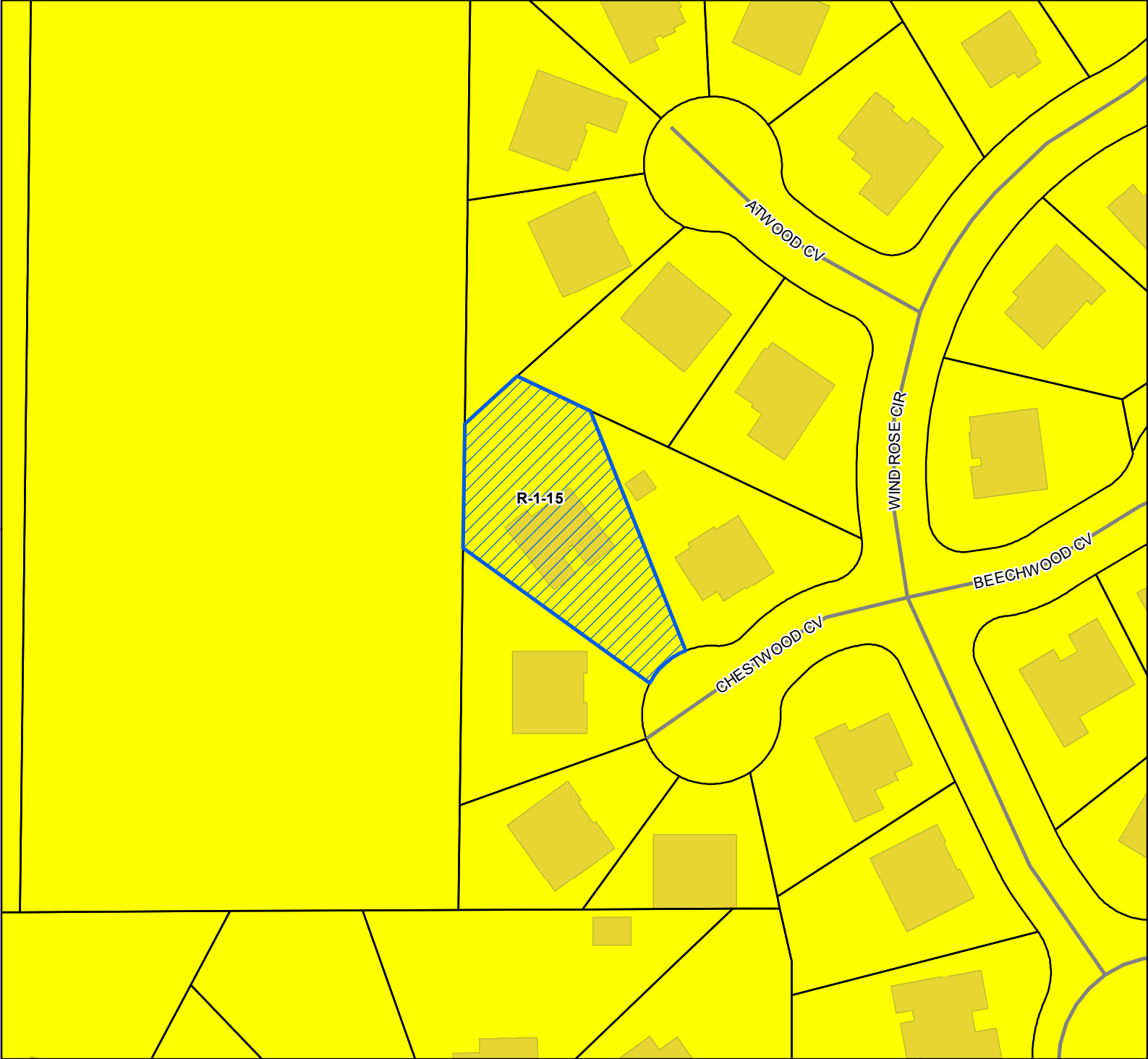
City Arborist: No conditions. Memo dated 9/24/2025.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department



 Site

 Street

 Parcels

 Buildings

 City Limit

Zoning

R-1-15 - Single Family

 Residence District (Low Density)

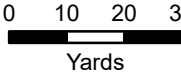
Site Information

0807J-01-021.015

Zoning: R-1-15 (Single Family)

Size: 19463.16 sqft

Flood: X



1 inch = 100 feet



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R#13458307

CASE NUMBER

2510ZB121

SS
9-2-25

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

0807J-01-021.015	

Property Address:

14356 CHESTWOOD COVE, GULFPORT, MS 39503
Lot(s) 15 Block(s) Subdivision WIND ROSE

General Description of Request: EASEMENT VARIANCE FOR SHED

PLACEMENT. REQUESTING PLACEMENT OF SIGN A' FROM PROPERTY LINE, WHERE ZONING REQUIRES 15 FT. 5' LR

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:

LAWRENCE AND SUSAN ROJAS
Printed Name of Owner
14356 CHESTWOOD COVE
Mailing Address
GULFPORT MS 39503
City State Zip Code
228-365-6121
Home Phone Work/Cell Phone
ROJAS.LAWRENCE@GMAIL.COM
Email
[Signature]
Signature of Owner

AGENT:

Printed Name of Agent

Mailing Address

City State Zip Code

Home Phone Work/Cell Phone

Email

Signature of Agent

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

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

Name of Owner (PRINT) SUSAN ROJAS
Address (Street, City, State, Zip Code) 14356 CHESTWOOD COVE, GULFPORT, MS 39503
Phone (Home) _____ (Work) _____ (Cell) 228-731-0764
Tax Parcel Number(s) Owned: 08071-01-021.015
Signature: [Signature]

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

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



Covenant Affidavit

I, LAWRENCE ROJAS, being owner or agent of the property 14356 CHESTWOOD CV, GPT, MS 39503
PRINT NAME PRIMARY ADDRESS OR PARCEL

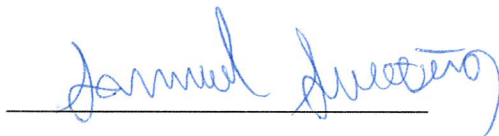
which is the subject of this application, hereby state that this variance request is not in violation of any restrictive or protective covenants.


Signature

9/2/25
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

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


Notary Public

05/22/2027
Commission Expiration



Variance Answers for Lawrence & Susan Rojas

1. With heavy rainfall my yard will retain water along the Northern and western fence lines. The water accumulates to a point that it will flood the shed, or it would cause the shed to be placed where we park the RV. The RV is parked on a concrete driveway. Please see the attached photo of the water in the backyard.
2. The land behind our yard, the north side, is undeveloped and was present prior to the purchase of our house. This land causes significant flooding to our property. There is a french drain present, but it still retains water during some of the harder rainfall. We have even had the french drain snaked, added a second hose with a pump attached, and the rain accumulation remained the same. It just cuts down the amount of time that the water remains in the backyard. The gate opening, to the backyard is on the West-side of the fence line in front of the driveway. We have an RV that has a cement slab located directly behind the gate.
3. If we had to adapt our yard to comply with the zoning ordinance, we would have to move the gate from the West-side to the East-side. That would necessitate rebuilding the fence line. We would also have to pour another concrete slab for the RV, and remove a perfectly healthy tree as well; All of this would add additional extensive cost to building the shed.
4. Obtaining a variance will not economically benefit me and my wife. It would however, provide me a place for my crafts that don't interfere with my wife's sanity because of my "mess".
5. The variance wouldn't confer any special privileges that others in my neighborhood don't have. There are many other sheds in our subdivision that are built within the easements.
6. There aren't any restrictions regarding sheds within the city limits that I am aware of except the number of them that can be on the property.

0807J-01-021.011

0807J-01-021.012

12

14345 ATWOOD CV

14341 ATWOOD CV

0807J-01-021.013

13

14

0807J-01-021.015

14356 CHESTWOOD CV

0807J-01-021.014

14352 CHESTWOOD CV

16

166

0807J-01-021.016

14360 CHESTWOOD CV

CHESTWOOD CV

0807J-01-021.019

1 inch = 33 feet



DATA DISCLAIMER:

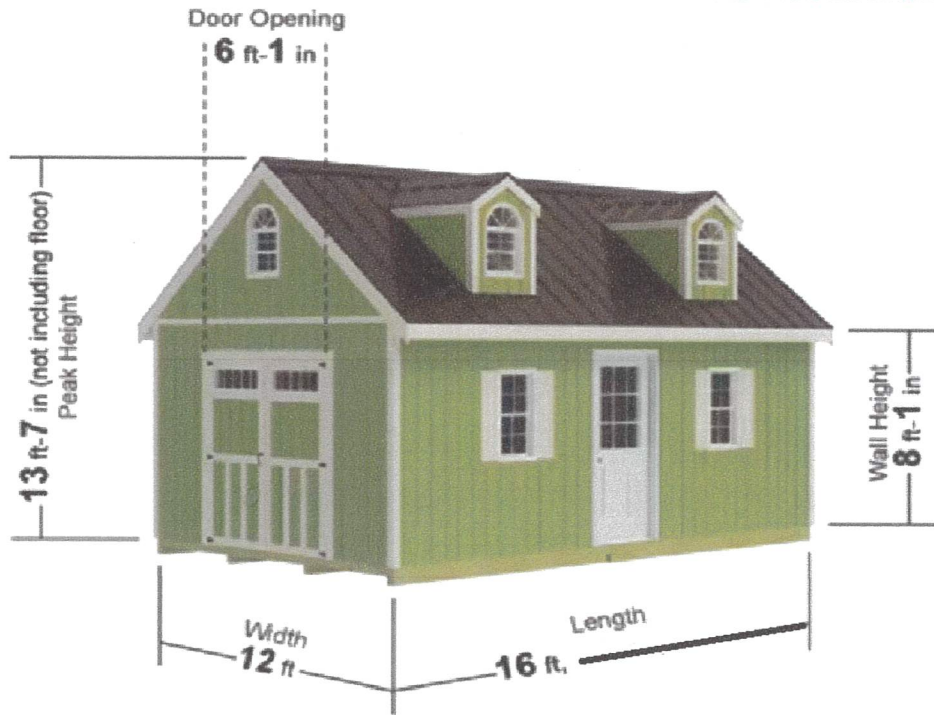
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Area Map

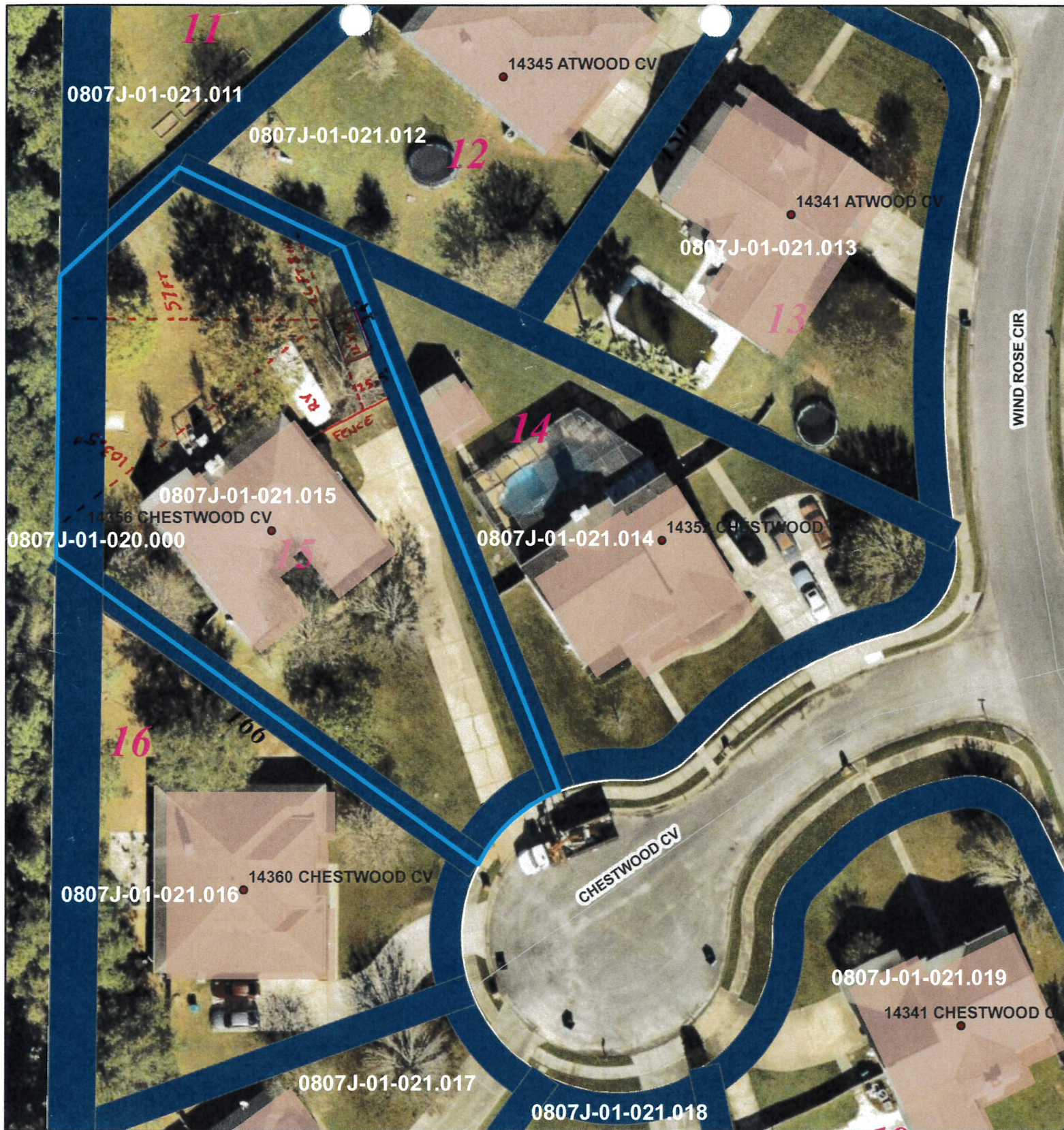
Parcels

Printed 9/2/2025









1 inch = 42 feet



DATA DISCLAIMER:

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Area Map

Parcels

Printed 8/8/2025





J1 - GULFPORT DISTRICT
INSTRUMENT 2022-0010401-D-J1
FILED/RECORDED 5/4/2022 8:14:01 AM
TOTAL FEES \$26.00
3 PAGES RECORDED

File Number: ORG-321743

After Recording, Send To:
Title365/Recording Team
345 Rouser Rd., Building 5, Suite 300
Coraopolis, PA 15108

This instrument prepared by:

Rosenberg LPA LLC, Attorneys at Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605, AND BY Matthew Vitart, Esq., Miss. Bar#103552, Randall, Segrest, Weeks, Reeves & Sones, PLLC, 992 Northpark Drive, Ste. A, Ridgeland MS 39157, (601) 956-2615.

INDEXING INSTRUCTIONS

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
0807J-01-021.015

QUITCLAIM DEED *Grantee phone #:*
(228) 731-0764

Susan Rojas, who acquired title as Susan E. Dobson, now married, hereinafter grantor, whose tax-mailing address is **14356 CHESTWOOD CV., GULFPORT, MS 39503**, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Susan Rojas and Lawrence Rojas a married couple, as joint tenants with right of survivorship and not as tenants in common,** hereinafter grantees, whose tax mailing address is **14356 CHESTWOOD CV., GULFPORT, MS 39503**, the following real property:

All that certain lot, parcel or tract of land, situate and lying in the county of District of Harrison, state of Mississippi and being more particularly described as follows: Lot Fifteen (15), WIND ROSE SUBDIVISION, PHASE ONE (1), as per 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 43 at Page 14 thereof; reference to which is hereby made in aid of and as a part of this description APN: 0807J-01-021.015 Being the same premises conveyed from Stanley L. Monkress and from Sue Ann Monkress

to Susan E. Dobson in a deed dated 07/30/2018 and recorded date 08/01/2018 in Instrument Number 20184796D-J1 of the official records.

Property Address is: 14356 CHESTWOOD CV., GULFPORT, MS 39503

Prior instrument reference: **20184796D-J1**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

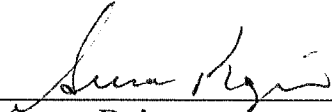
The preparing attorney has not been asked to perform any title examination on the conveyed property and therefore makes no representations concerning the state of the title or the accuracy/sufficiency of the legal description.

Grantee is advised that if he or she desires to file for a homestead exemption then he or she should immediately contact the tax assessor of the county named above in the legal description.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on April 15, 2022:

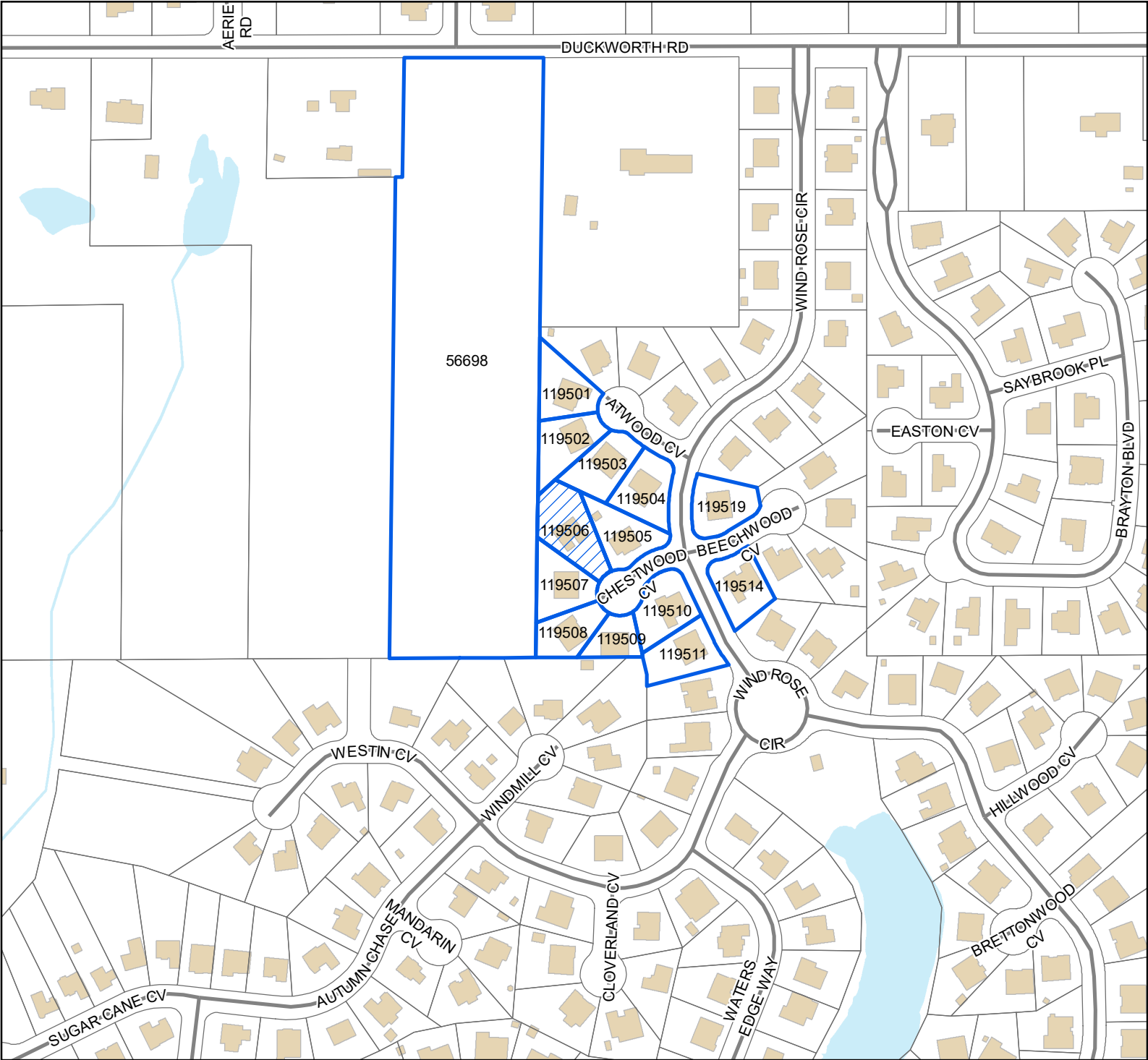

Susan Rojas

STATE OF MS
COUNTY OF Harrison

The foregoing instrument was acknowledged before me on April 15, 2022 by **Susan Rojas**, who is personally known to me or has produced Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.


Notary Public





Legend

- Site
- Street
- Buildings
- Water Features

0 40 80 120
Yards

1 inch = 300 feet

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

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0807J-01-021.015	LAWRENCE AND SUSAN ROJAS (OWNERS) Adjacent Property Owners (2510ZB121)	14356 CHESTWOOD COVE	GULFPORT	MS	39503
	119508	0807J-01-021.017	DEFAZIO DAVID J & SONYA L	14353 CHESTWOOD CV	GULFPORT	MS	39503
	119503	0807J-01-021.012	MELANCON KEITH & HEATHER D	14345 ATWOOD COVE	GULFPORT	MS	39503
	119514	0807J-01-021.023	MORRIS WILL O & CHARLOTTE L	13564 WINDROSE CIR	GULFPORT	MS	39503
	119502	0807J-01-021.011	AMBROSIO DIEGO MARTIN SANTOS -ETAL-	14347 ATWOOD COVE	GULFPORT	MS	39503
	119504	0807J-01-021.013	PITTMAN DAMIEN	14341 ATWOOD CV	GULFPORT	MS	39503
	119505	0807J-01-021.014	TOLAR TERRY & EILERMANN JANET	14352 CHESTWOOD COVE	BILOXI	MS	39531
	119511	0807J-01-021.020	SMITH KURWIN V & CHYRELLE R MORRIS	13561 WINDROSE CIRCLE	GULFPORT	MS	39503
	119519	0807J-01-021.028	OWNBEY ERIC & JOANNE M-TRUSTEES-	13568 WINDROSE CIR	GULFPORT	MS	39503
	119509	0807J-01-021.018	LUFFRED DEBRA K -L/E-	14347 CHESTWOOD COVE	GULFPORT	MS	39503
	56698	0807J-01-020.000	GARRETT F P & PITTMAN HILDA	3507 SAN MARCUS	GAUTIER	MS	39553
	119501	0807J-01-021.010	SABIO REUBEN Q & SUSAN A	14349 ATWOOD CV	GULFPORT	MS	39503
	119507	0807J-01-021.016	HAYDEN EDWARD MICHAEL & KIMBERLEY	14360 CHESTWOOD COVE	GULFPORT	MS	39503
	119510	0807J-01-021.019	MURRAY SAMUEL JAMES & SHANNON N	14341 CHESTWOOD COVE	GULFPORT	MS	39503
N	119506	0807J-01-021.015	ROJAS SUSAN E & LAWRENCE	14356 CHESTWOOD COVE	GULFPORT	MS	39503

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	IPL0276256	Legal Ad - IPL0276256	2510ZB115, 2510SE118, 2510ZB121	1.0	52.0L

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, October 16, 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 2510ZB115, by owners Christopher & Candice Loposser, seeking approval for an 8-foot tall fence where the height limit is 6 feet, Tax Parcel 10100-01-002.004, 2407 Burke Street, Zoned R-1-7.5 (Single-Family), Ward 2

Special Exception 2510SE118, by owner 3 Rivers LLC, seeking approval for a liquor store use, Tax Parcel 0807P-01-023.002, 13111 Three Rivers Road, Zoned B-2 (General-business), R-2 (Single-Family), Ward 7

Variance 2510ZB121, by owners Lawrence and Susan Rojas, seeking approval for sideyard setback of 5 feet where 15 feet is required for proposed accessory structure, Tax Parcel 0807J-01-021.015, 14356 Chestwood Cove, Zoned R-1-15 (Single-family), Ward 7

This the 24th day of September 2025
Nathan Boddie, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0276256
Oct 1 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:
10/01/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Amanda Rodela



Amanda Rodela

Sherry J Chasteen



Sworn to and subscribed before
me on

Oct 1, 2025, 10:10 AM EDT



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