



Zoning Board | Agenda

Thursday, December 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 - 11-20-2025

G. Hearing of Cases

G1. Public Declaration of Appeal Process of Chairman

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

G2. Anyone speaking today is asked to complete a "Speaker's Card".

Please provide the completed card at the time you speak to the Zoning Board. City staff personnel can assist in any questions you may have or in completing the card. This public meeting is open to all for comment.

G3. Routine Agenda

1. Variance 2511ZB129 (Tabled to the December Meeting):

Variance 2511ZB129, by owners Alexander and Michael Rivera, seeking approval for a secondary frontage setback of 8 feet & 8 inches where 25 feet is required for their proposed

attached addition, Tax Parcel 0808E-01-064.000, 15372 Dellwood Cove, Zoned R-1-10 (Single-Family), Ward 7

2. Variance 2511ZB130 (Tabled to the December Meeting):

Variance 2511ZB130, by owners Alexander and Michael Rivera, seeking approval for a primary frontage setback of 23 feet & 7 inches where 25 feet is required for their proposed attached addition, Tax Parcel 0808E-01-064.000, 15372 Dellwood Cove, Zoned R-1-10 (Single-Family), Ward 7

3. Variance 2512ZB135:

Variance 2512ZB135, by owner Helen Hammergren, seeking approval for a side yard setback of 3.4 feet for proposed attached carport, Tax Parcel 1010I-01-079.025, 407 St. Charles Court, Zoned R-2 (Single-family), Ward 2

4. Variance 2512ZB136:

Variance 2512ZB136, by owners Ian & Ashton Kramer, seeking approval for 10 foot rear setback requirement for proposed addition, Tax Parcel 0708I-01-010.007, 16117 Brookfield Drive, Zoned R-1-15 (Single-family), Ward 7

5. Variance 2512ZB139:

Variance 2512ZB139, by owner Debbie Stovall Reality LLC, seeking approval for a 0-foot side yard setback where 8 feet is required for the proposed detached carport, Tax Parcel 0811G-02-010.000, 1524 2nd Street, Zoned R-2 (Single-family), Ward 2

6. Variance 2512ZB140:

Variance 2512ZB140, by owner Debbie Stovall Reality LLC, seeking approval for a 6-foot rear yard setback where 8 feet is required for the proposed detached carport, Tax Parcel 0811G-02-010.000, 1524 2nd Street, Zoned R-2 (Single-family), Ward 2

7. Variance 2512ZB143:

Variance 2512ZB143, by owners Diane & Russel Fletcher, seeking approval for a 3-foot side yard setback where 8 feet is required for a proposed accessory structure, Tax Parcel 0910B-02-002.000, 1528 Courthouse Road, Zoned R-1-7.5 (Single-family), Ward 4

8. Variance 2601ZB006:

Variance 2601ZB006, by agent Debra Price, requests 2 variances in regards to the placement of a proposed commercial structure: A) to allow an 18-foot front setback where 25 feet is required; B) to allow for a secondary frontage setback of 5 feet where 25 feet is required, Tex Parcel 0811C-05-005.000, 2700 26th Avenue, Zoned B-2 (General Business), Ward 3

9. Variance 2601ZB007:

Variance 2601ZB007, by agent Debra Price, seeking approval for parking that pulls out onto the right-of-way, Tax Parcel 0811C-05-005.000, 2700 26th Avenue, Zoned B-2 (General Business), Ward 3

H. Adjournment

MINUTES

**ZONING BOARD OF ADJUSTMENT AND APPEALS
MEETING**

Thursday, November 20, 2025, 3:00 P.M.

GULFPORT CITY COUNCIL CHAMBERS

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

BOARD MEMBERS PRESENT:

ROBERT PHARR
MACK MCCREE
MARY ANN WIGINTON
NATHAN BODDIE
HAL KAIGLER

BOARD MEMBERS ABSENT:

MICHAEL DANIELS

STAFF MEMBERS PRESENT:

GREGORY HOLMES
SAMUEL SWEETING
BRYCE CLUGH

COURT REPORTER:

NORMA SOROE

E. Confirmation of Agenda:

F. Approval of Minutes:

Motion by Mr. McCree and seconded by Mrs. Wiginton to approve Minutes of **October 16, 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 2511SE126:

Special Exception 2511SE126, by agent Timmithy Wilks, seeking approval for an assisted living facility, Tax Parcel 0710H-03-006.000, 3601 Meadowlark Drive, Zoned R-1-5 (Single-Family), Ward 3

Speaking for the Petition: Timmithy Wilks

Speaking against the Petition: None

Other: Debra Pittman

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

Second: Mr. Kaigler

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

Action: Motion carried unanimously

2. Variance 2511ZB129:

Variance 2511ZB129, by owners Alexander and Michael Rivera, seeking approval for a secondary frontage setback of 8 feet & 8 inches where 25 feet is required for their proposed attached addition, Tax Parcel 0808E-01-064.000, 15372 Dellwood Cove, Zoned R-1-10 (Single-Family), Ward 7

Speaking for the Petition: Michael Rivera

Speaking against the Petition: David Hensly

Other: Malcolm Jones

Motion: Mr. McCree – to table the case until the December meeting to allow time for research into ADA accommodations.

Second: Mr. Pharr

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

Action: Motion carried unanimously

3. Variance 2511ZB130:

Variance 2511ZB130, by owners Alexander and Michael Rivera, seeking approval for a secondary frontage setback of 8 feet & 8 inches where 25 feet is required for their proposed attached addition, Tax Parcel 0808E-01-064.000, 15372 Dellwood Cove, Zoned R-1-10 (Single-Family), Ward 7

Speaking for the Petition: Michael Rivera

Speaking against the Petition: David Hensly

Motion: Mr. McCree– to table the case until the December meeting to allow time for research into ADA accommodations.

Second: Mr. Pharr

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 2511ZB131: (Withdrawn by Applicant)

Variance 2511ZB131, by agent Fountain & Associates LLC, seeking approval to submit a Planned Building Group application for property with 1.814 acres where ordinance requires 2 acres for application submission, Tax Parcels 1010G-03-016.002, 1010G-03-016.003, Cotton Drive, Dudley Street, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Speaking for the Petition:

Speaking against the Petition:

Motion:

Second:

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

Action:

5. Variance 2512ZB132:

Variance 2512ZB132, by agent MP Design Group, seeking approval for 935 regular parking spaces where 1643 are required, Tax Parcels 0910P-04-001.000, 0910I-03-019.000, 100 Perry Street, Victory Street, Zoned R-1-7.5 (Single-Family), B-2 (General Business), Ward 2

Speaking for the Petition: Jack Schmidt

Speaking against the Petition: Carlis Daniels-Hinton, Terrance McBride

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

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

6. Variance 2512ZB133:

Variance 2512ZB133, by agent MP Design Group, seeking approval for a 10-foot front yard setback where 25 feet is required, Tax Parcel 0910P-04-001.000, 100 Perry Street, Zoned R-1-7.5 (Single-Family), Ward 2

Speaking for the Petition: Jack Schmidt

Speaking against the Petition: Terrance McBride, Carlis Daniels-Hinton

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

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

Adjournment:

Motion by Mr. Kaigler to adjourn the meeting was seconded by Mr. McCree and carried unanimously. The meeting adjourned 4:00 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, December 18, 2025

Public Declaration of Appeal Process of Chairman



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ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, December 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, December 18, 2025

Routine Agenda



URBAN DEVELOPMENT
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228.868.5710 | PLANNERS@GULFPORT-MS.GOV

Hearing Date: Thursday, December 18, 2025

Variance 2511ZB129 (Tabled to the December Meeting): Variance 2511ZB129, by owners Alexander and Michael Rivera, seeking approval for a secondary frontage setback of 8 feet & 8 inches where 25 feet is required for their proposed attached addition, Tax Parcel 0808E-01-064.000, 15372 Dellwood Cove, Zoned R-1-10 (Single-Family), Ward 7

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2511ZB129

Hearing Date: December 18, 2025

Current Zoning/Use: R-1-10 / Single-Family

Legal: Variance 2511ZB129, by owners Alexander and Michael Rivera, seeking approval for a secondary frontage setback of 8 feet & 8 inches where 25 feet is required for their proposed attached addition, Tax Parcel 0808E-01-064.000, 15372 Dellwood Cove, Zoned R-1-10 (Single-Family), Ward 7

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 setback of 8 feet 8 inches for the secondary frontage where 25 feet is required to place a carport in the front yard. The applicant is 100% Disabled Veteran and depends on a mobile scooter. Veteran Affairs installed a ramp out the front door and would like a carport to cover the truck and scooter.

- (a) The applicant notes that the “driveway to garage is on an 8% downgrade.” This statement does not sufficiently address what special conditions are unique to the land that would require a variance for this. This variance is caused by the applicant needing a carport for protections from the elements due to being disabled.
- (b) In the application, the applicant cites that the “VA put up a ramp leading out the main entry.” This statement shows that because of actions outside of the control of the applicant, this has caused the need for a variance for the applicant.
- (c) This variance is requested to allow the applicant to use the “VA installed scooter lift in truck.” A change to the ordinance may offer a reasonable solution to this circumstance.
- (d) The applicant does not address the question regarding the literal interpretations of the ordinance. The need for this variance is caused by the fact that this property lies on a corner lot and as such, the setback requirement for a second frontage is shown to be the hardship. If this property were not a corner lot, this variance would not be required. It is noted that there are several structures on corner lots that do not meet the 25-foot setback requirement and as such, approval of this application would be in harmony with the surrounding area.
- (e) The applicant states “not asking for special privileges, there are other structures like this nearby.” As stated prior, there are several properties in the surrounding area that appear to not meet the 25-foot setback and as such, approval of this petition would not grant any special rights to the applicant.
- (f) This property is zoned R-1-10, and an accessory structure is allowed by right.

EXECUTIVE SUMMARY

The five criteria for hardship have not been met. The applicant requests a variance setback of 8 feet 8 inches for secondary frontage where 25 feet is required to place a carport in the front yard. The applicant is 100% Disabled Veteran and depends on a mobile scooter. Veteran Affairs installed a ramp out the front door and would like a carport to cover the truck and scooter. It should be noted that approval of this petition would not convey any special rights to the applicant, as there are several surrounding properties that do not meet the second frontage requirement on a corner lot.

Any approval should consider these conditions:

1. Allows for a secondary frontage setback of 8 feet and 8 inches setback
2. Must meet all Planning and Zoning rules and regulations.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 11/06/2025.

Public Works: No conditions. Memo dated 11/06/2025.

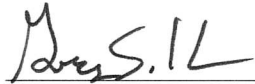
Technical Report

VARIANCE

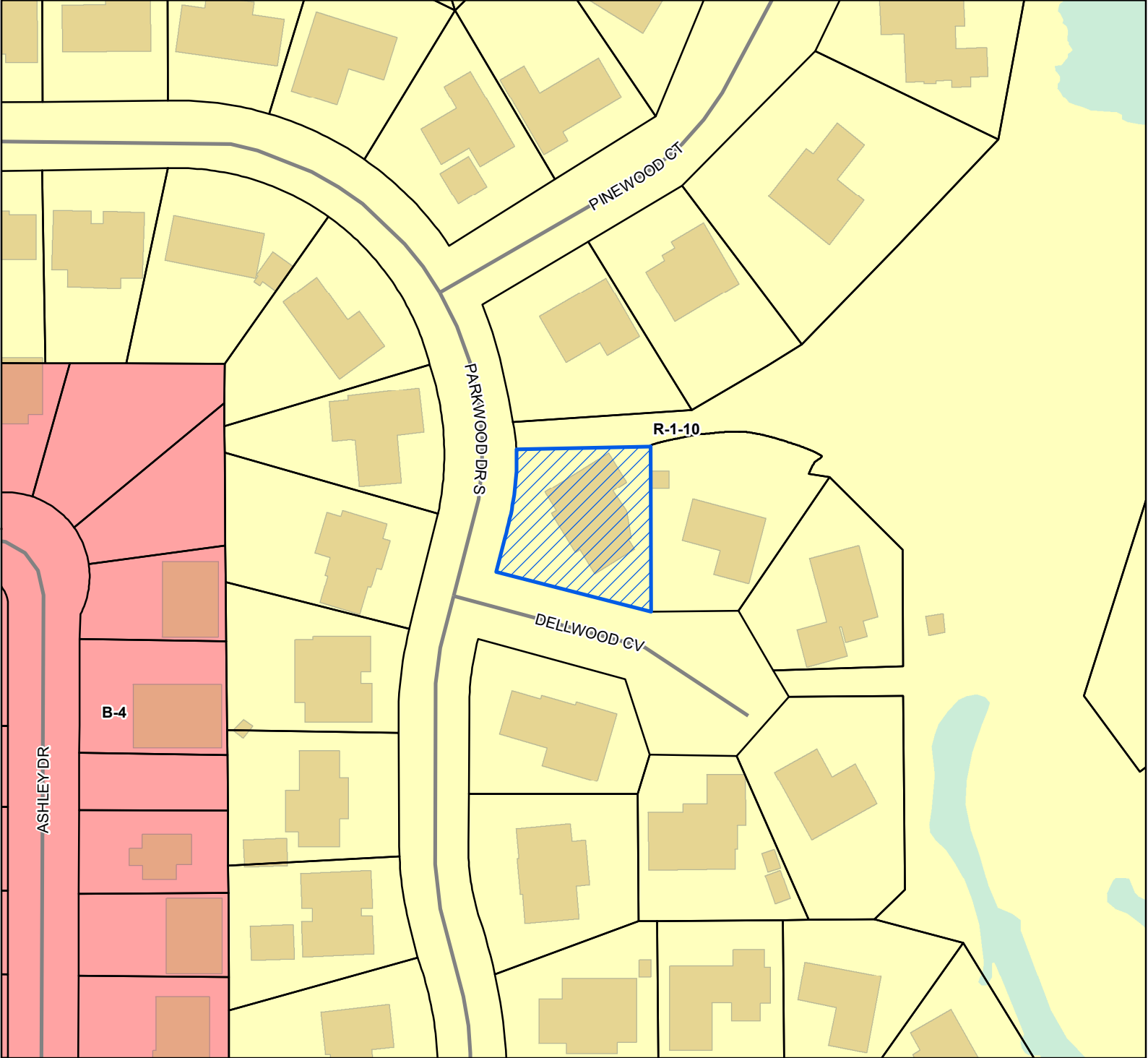
- Traffic and Safety:** No conditions. Memo dated 11/06/2025.
- Building Code Services:** Must comply with all current Building Codes and City of Gulfport Ordinances. Memo dated 10/30/2025.
- GIS:** No conditions. Memo dated 11/06/2025.
- Police Department:** No comment as of 11/10/2025.
- Fire Department:** No conditions. Memo dated 10/30/2025.
- City Arborist:** No conditions. Memo dated 10/31/2025.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



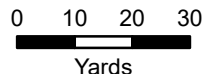
Greg Holmes
Director of Urban Development Department



Site
 Site
 Street
 Parcels
 Buildings
 Water Features
 City Limit

Zoning
 B-4 - Highway Business District
 R-1-10 - Single Family Residence (Low Density)

Site Information
 0808E-01-064.000
 Zoning: R-1-10 (Single Family)
 Size: 10670.97 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.



WJ 10/7/25
CASE NUMBER
25112B129
R#13518997

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

0808E-01-064.000																			

Property Address:

15372 dellwood cove Gulfport ms 39503

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

General Description of Request:

8ft 8in secondary frontage
set back where 25ft
set back 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**.



COVENANT AFFIDAVIT

I, Michael A. Rivere being property owner or agent of the property 15372 Dellwood Cove
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

Oct 07 2025
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

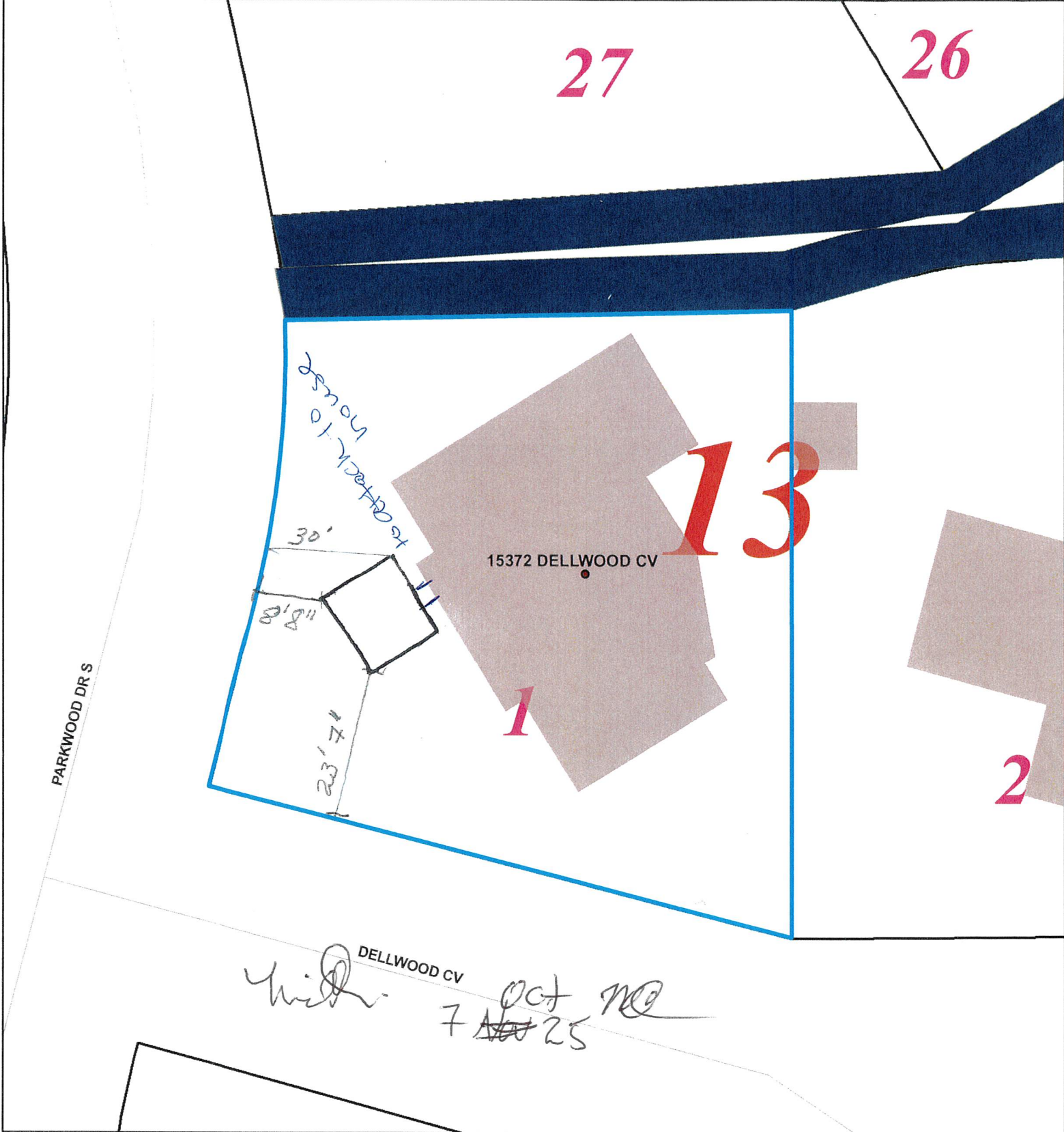
Given under my hand and seal of office this the 7th day of October, 2025

[Signature]
NOTARY PUBLIC

05/22/2027
COMMISSION EXPIRATION



- ① Drive way to garage is on a 8% downgrade. I cannot walk up or down grades (wheel, elect cart) allows me to get out.
- ② VA put up a ramp leading out of the main entry.
- ③ Cannot use garage because of VA installed cart lift in truck. When they placed ramp up front, it's the only way I can enter house.
- ④ To keep access to yard and protect the mobile cart from weather and elements.
- ⑤ Not asking for special privileges, there are other structures similar to this nearby, talked to neighbors and no one has a problem.
- ⑥ Carport is allowed by right. This is requesting setbacks.



1 inch = 25 feet

Area Map

 Parcels

Printed 10/3/2025

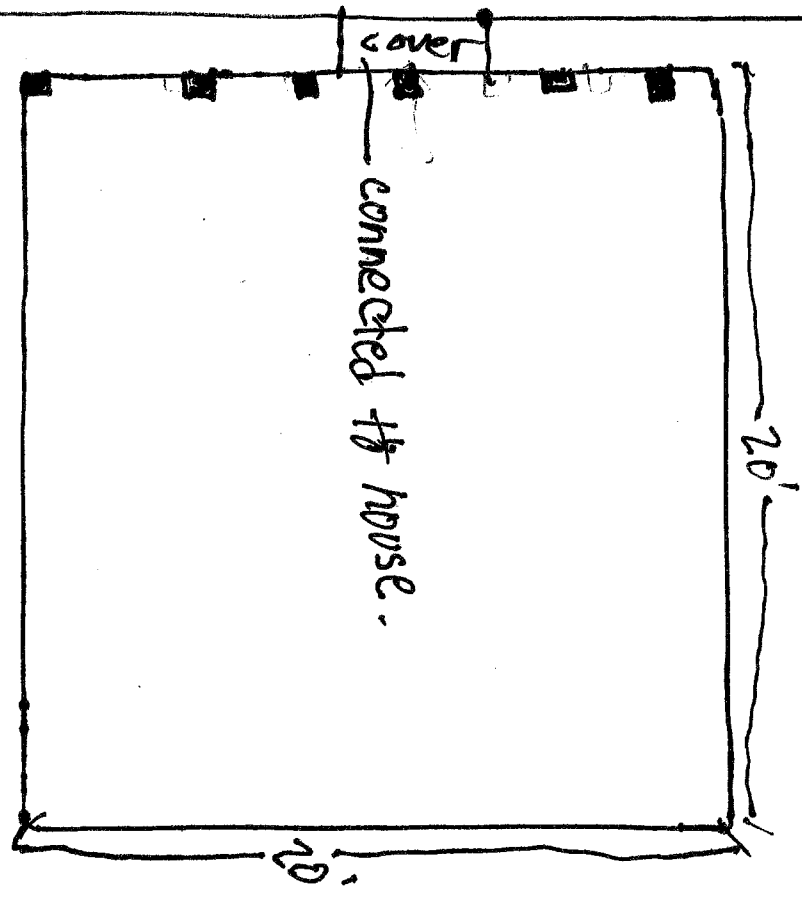
DATA DISCLAIMER:

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15372 Delwood Cv.
Gulfport, MS 39503

HS-



Metal Canopy
20' x 20' x 10'
1/2" rod heads @ 3'



J.L.L. 1st JUDICIAL DISTRICT
 Instrument 2022-0028514-D-J1
 Filed/Recorded 11/22/2022 3:04:02 PM
 Total Fees 26.00
 4 Pages Recorded

Prepared By and Return To:
 Schwartz, Orgler & Jordan, PLLC
 12206 Hwy 49
 Gulfport, MS 39503
 (228) 832-8550

File#222052

Indexing Instructions:
 Lot 1, Blk 13, Northwood Hills S/D
 Harrison County, 1st JD, MS

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

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged,

**CANDACE L. SMITH, an unmarried woman
 surviving joint tenant of MARGARET S. SMITH
 supporting documentation of her death being attached hereto;
 15195 BARBARA DRIVE
 GULFPORT, MS 39503
 (228) 274-5731**

does hereby grant, bargain, sell, convey and warrant, unto

**MICHAEL RIVERA and father, ALEXANDER RIVERA
 as joint tenants with full rights of survivorship and not as tenants in common
 15372 DELLWOOD COVE
 GULFPORT, MS 39503
 (228) 357-1618**

the following described property, together with the improvements, hereditaments and appurtenances thereunto situated and located in the County of Harrison, State of Mississippi, and more particularly described as follows, to-wit:

Lot One (1), Block Thirteen (13), NORTHWOOD HILLS 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 26 at Page 19 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 any prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners of subject property.

Estimated county ad valorem taxes have been prorated between the parties as a part of the consideration for this conveyance. In the event the estimates upon which such proration is based prove to be inaccurate for any reason, the Grantee agrees to refund any excess, and the Grantor agrees to pay any deficiency, upon receipt of a copy of the tax statement for the current year and a computation of the true amount due, based on a 365 day year.

THIS CONVEYANCE is also subject to Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

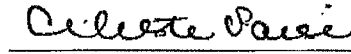
WITNESS THE SIGNATURE of the Grantor on this the 22nd day of November, 2022.


CANDACE L. SMITH

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, **CANDACE L. SMITH**, an **unmarried woman**, who acknowledged that she signed, executed and delivered the above and foregoing instrument as she voluntary act and deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 22nd day of November, 2022.


NOTARY PUBLIC

(SEAL)

My Commission Expires:



STATE OF MISSISSIPPI

MISSISSIPPI STATE DEPARTMENT OF HEALTH
VITAL RECORDS MISSISSIPPI STATE FILE NUMBER **123-**

PRINT BLACK INK	FILING DATE AUG 25 1989		STATE FILE NUMBER 123-	
DECEASED If death occurred in an institution, see HANDBOOK regarding completion of RESIDENCE items For RESIDENCE items, enter actual location of home rather than mailing address	1. NAME HORACE SMITH		2. SEX male	
	3a. HOUR OF DEATH 1:52 A^m		3b. DATE OF DEATH (Month, Day, Year) August 17, 1989	
	4. RACE (Specify White, Black, American Indian, etc.) white	5a. AGE AT LAST BIRTHDAY 73 Years	5b. MOS Years	5c. DAYS May 28, 1916
	6. DATE OF BIRTH (Month, Day, Year)	7a. COUNTY OF DEATH Harrison		
	7b. CITY OR TOWN OF DEATH Gulfport	7c. HOSPITAL OR OTHER INSTITUTION-NAME AND NUMBER (If not in either, give street address, route number or other location) Memorial Hospital 24M	7d. IF IN HOSP. OR INST. SPECIFY INPT., OUTPT., EMER. RM. OR DOA Inpt.	8. STATE OF BIRTH Mississippi
9. DECEASED'S EDUCATION (Specify only highest grade completed) Elem/High School (0-12)	10. MARRIED, NEVER MARRIED, WIDOWED, DIVORCED (Specify) married	11. SURVIVING SPOUSE (If wife, give maiden name) Margaret Smith		
12. WAS DECEASED EVER IN U.S. ARMED FORCES? (Yes or No) yes	13. ORIGIN OR DESCENT (Specify Cuban, Afro-American, Mexican, etc.) American	14. SOCIAL SECURITY NUMBER 425 48 3001	15a. USUAL OCCUPATION (Kind of work done, most of working life) lab. research technician forestry	
15b. KIND OF BUSINESS OR INDUSTRY	16a. RESIDENCE—STATE Mississippi	16b. COUNTY Harrison	16c. CITY OR TOWN Gulfport	
16d. INSIDE CITY LIMITS (Specify Yes or No) no	16e. STREET AND NUMBER OR RURAL LOCATION 2 Dellwood Cove			
17. FATHER—NAME William S. Smith		18. MOTHER—NAME Mary Dedeaux		
19a. INFORMANT—NAME (Type or print) Mrs. Margaret Smith		19b. MAILING ADDRESS (Street and number or route and box number, City or town, State, ZIP code) 2 Dellwood Cove, Gulfport, MS 39503		
20a. BURIAL, CREMATION, REMOVAL (Specify) burial		20b. CEMETERY, CREMATORY—NAME Smith Cemetery	20c. LOCATION (City and State) Pearl River Co., MS	
21a. EMBALMER—SIGNATURE AND NUMBER John D. Wise F5 600		21b. FUNERAL HOME—NAME AND MISSISSIPPI I.D. NUMBER Riemann funeral Home 24 R		
21c. MAILING ADDRESS (Street and number or route and box number, City or town, State, ZIP code) P.O. Drawer 1750, Gulfport, MS 39502		21d. MAILING ADDRESS (Street and number or route and box number, City or town, State, ZIP code) P.O. Drawer 1750, Gulfport, MS 39502		
22a. PERSON WHO PRONOUNCED DEATH—NAME AND TITLE (Type or print) Dr. Tom Graves, ER Physician		22b. PRONOUNCED DEAD (Month, Day, Year) ON August 17, 1989	22c. PRONOUNCED DEAD (Hour) AT 1:52 A^m	
23a. CERTIFIER—NAME (Type or print) Edgar Little, Jr.		23b. MAILING ADDRESS (Street and number or route and box number, City or town, State, ZIP code) 182 Debuys Road, Biloxi, MS 39531		
Mississippi State Board of Health Form No. 511 Revised 1-1-89	24a. On the basis of my knowledge, death occurred due to the cause(s) and manner as stated. SIGNATURE		This section to be completed by medical examiner ONLY 24e. On the basis of examination and/or investigation, in my opinion, death occurred due to the cause(s) and manner as stated. SIGNATURE 24f. TITLE Harrison County Coroner 24g. DATE SIGNED (Month, Day, Year) August 24, 1989	
	24b. DATE SIGNED (Month, Day, Year)			
	24c. STATE LICENSE NUMBER			
	24d. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or print)			
25. PART I: IMMEDIATE CAUSE (Enter one cause only):				
(a) Renal Failure DUE TO OR AS A CONSEQUENCE OF (Enter one cause only):		Interval between onset and death 29 days		
(b) Hypoxia and/or Shock DUE TO OR AS A CONSEQUENCE OF (Enter one cause only):		Interval between onset and death II		
(c) Gastric Bleed, Massive limb trauma DUE TO OR AS A CONSEQUENCE OF (Enter one cause only):		Interval between onset and death II		
28. PART II: OTHER SIGNIFICANT CONDITIONS—Conditions contributing to death but not resulting in the underlying cause given in PART I			27. AUTOPSY (Yes or No) no	
28. WAS CASE REFERRED TO MEDICAL EXAMINER? (Yes or No) yes				
Use if death NOT due to natural causes:	29a. ACCIDENT, SUICIDE, HOMICIDE, PENDING INVESTIGATION, OR UNDETERMINED (Specify) Accident	29b. DATE OF INJURY (Month, Day, Year) July 19, 1989	29c. HOUR OF INJURY 11:00^{AM}	
29d. DESCRIBE HOW OR BY WHAT MEANS INJURY OCCURRED Traumatic Amputation	29e. INJURY AT WORK (Yes or No) no	29f. PLACE OF INJURY (Specify Home, Farm, Street, Factory, Office building, etc.) Brothers Resident	29g. LOCATION (Street or route number, City or town, State) South Pearl River County, MS	

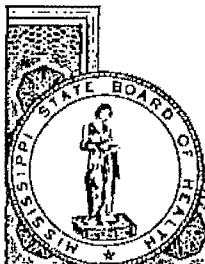
THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE CERTIFICATE ON FILE IN THIS OFFICE.

Alton B. Cobb, M.D.
 Alton B. Cobb, M.D.
 STATE HEALTH OFFICER

August 28, 1989

David Lohrlach
 David Lohrlach
 STATE REGISTRAR

WARNING: It is illegal to alter or counterfeit this copy.



STATE OF MISSISSIPPI

MISSISSIPPI STATE DEPARTMENT OF HEALTH VITAL RECORDS

CERTIFICATE OF DEATH

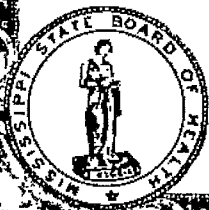
FILING DATE **NOV 15 1991**

STATE FILE NUMBER **123-**

TYPE OR PRINT WITH BLACK INK

DECEASED If death occurred in institution, see HANDBOOK regarding completion of RESIDENCE items. RESIDENCE items refer actual location home rather than mailing address.	1 NAME: First Middle Last MARGARET LAREDO SMITH			2. SEX female		3a. HOUR OF DEATH 3:42 Pm		3b. DATE OF DEATH (Month, Day, Year) November 11, 1991		
	4. RACE (Specify White, Black, American Indian, etc.) white		5a. AGE AT LAST BIRTHDAY 67 Years		ONLY IF UNDER 1 YEAR ONLY IF UNDER 1 DAY 5b. MOS 5c. DAYS 5d. HOURS 5e. MINS		6. DATE OF BIRTH (Month, Day, Year) Dec. 17, 1923		7a. COUNTY OF DEATH Harrison	
	7b. CITY OR TOWN OF DEATH Gulfport			7c. HOSPITAL OR OTHER INSTITUTION—NAME AND NUMBER (If patient, give street address, route number or other location) Memorial Hospital 24M			7d. IF IN HOSP. OR INST. SPECIFY INPT., OUTPT., EMER. RM. OR ODA Emer. Rm.		7e. STATE OF BIRTH Mississippi	
	9. DECEDENT'S EDUCATION (Specify only highest grade completed) 12			10. MARRIED, NEVER MARRIED, WIDOWED, DIVORCED (Specify) widowed		11. SURVIVING SPOUSE (If wife, give maiden name)		12. WAS DECEASED EVER IN U.S. ARMED FORCES? (Yes or No) no		
13. ORIGIN OR DESCENT (Specify Cuban, Afro-American, Mexican, etc.) American			14. SOCIAL SECURITY NUMBER 428 34 2914		15a. USUAL OCCUPATION (Kind of work done, most of working life) librarian		15b. KIND OF BUSINESS OR INDUSTRY civil service			
16a. RESIDENCE—STATE Mississippi		16b. COUNTY Harrison		16c. CITY OR TOWN Gulfport		16d. INSIDE CITY LIMITS (Specify Yes or No) no		16e. STREET AND NUMBER OR RURAL LOCATION 15372 Dellwood Cove		
17 FATHER—NAME: First Middle Last Van O. Smith				18 MOTHER—NAME: First Middle Maiden Missouri Davis						
19a. INFORMANT—NAME (Type or print) Candace Smith				19b. MAILING ADDRESS (Street and number or route and box number, City or town, State, ZIP code) 15372 Dellwood Cove, Gulfport, MS 39503						
20a. BURIAL, CREMATION, REMOVAL (Specify) burial		20b. CEMETERY, CREMATORY—NAME Smith Cemetary		20c. LOCATION (City and State) Pearl River Co., MS		21a. EMBALMER—SIGNATURE AND NUMBER John D. Wise 600				
21b. FUNERAL HOME—NAME AND MISSISSIPPI I.D. NUMBER Riemann Funeral Home 24 R				21c. MAILING ADDRESS (Street and number or route and box number, City or town, State, ZIP code) P.O. Drawer 1750, Gulfport, MS 39502						
22a. PERSON WHO PRONOUNCED DEATH—NAME AND TITLE (Type or print) Dr. Davidson, ER Physician				22b. PRONOUNCED DEAD (Month, Day, Year) ON November 11, 1991		22c. PRONOUNCED DEAD (Hour) AT 3:42 Pm				
23a. CERTIFIER—NAME (Type or print) DeLois E. Little				23b. MAILING ADDRESS (Street and number or route and box number, City or town, State, ZIP code) 182 Debuys Road, Biloxi, MS 39531						
This section to be completed by physician if NOT a medical examiner.		24a. SIGNATURE <i>DeLois E. Little</i>		24c. STATE LICENSE NUMBER		This section to be completed by medical examiner ONLY.		24b. DATE SIGNED (Month, Day, Year)		
		24d. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or print)		24e. DATE SIGNED (Month, Day, Year) November 12, 1991						
Conditions, if any, which gave rise to immediate cause stating the underlying cause last.		25. PART I. DEATH CAUSED BY		IMMEDIATE CAUSE (Enter one cause only): (a) Cancer of Brain				Interval between onset and death		
		DUE TO OR AS A CONSEQUENCE OF (Enter one cause only): (b)						Interval between onset and death		
		DUE TO OR AS A CONSEQUENCE OF (Enter one cause only): (c)						Interval between onset and death		
26. PART II. OTHER SIGNIFICANT CONDITIONS—Conditions contributing to death but not resulting in the underlying cause given in PART I				27. AUTOPSY (Yes or No) No		28. WAS CASE REFERRED TO MEDICAL EXAMINER? (Yes or No) Yes				
Use if death NOT due to natural causes		29a. ACCIDENT, SUICIDE, HOMICIDE, PENDING INVESTIGATION, OR UNDETERMINED (Specify)		29b. DATE OF INJURY (Month, Day, Year)		29c. HOUR OF INJURY		29d. DESCRIBE HOW OR BY WHAT MEANS INJURY OCCURRED		
29e. INJURY AT WORK (Yes or No)		29f. PLACE OF INJURY (Specify Home, Farm, Street, Factory, Office building, etc.)		29g. LOCATION		Street or route number		City or town State		

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE CERTIFICATE ON FILE IN THIS OFFICE



Alton B Cobb, M.D.
Alton B. Cobb, M.D.
STATE HEALTH OFFICER

November 18, 1991

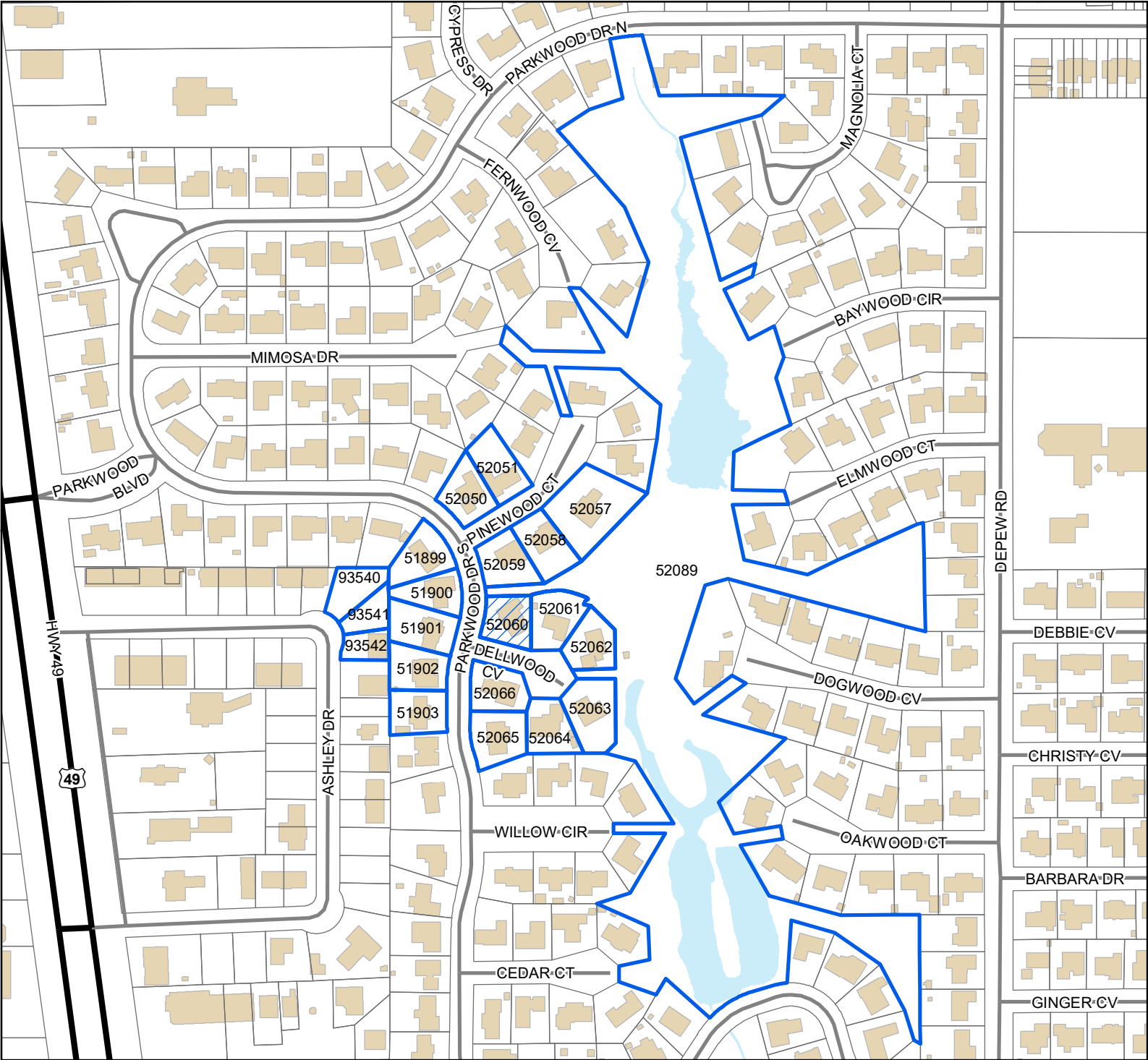
David Lohriach
David Lohriach
STATE REGISTRAR



WARNING:

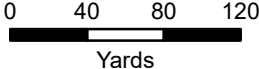
A REPRODUCTION OF THIS DOCUMENT RENDERS IT VOID AND INVALID. DO NOT ACCEPT UNLESS EMBOSSED SEALS OF THE MISSISSIPPI STATE BOARD OF HEALTH AND THE SEAL OF THE STATE OF MISSISSIPPI ARE PRESENT. IT IS ILLEGAL TO ALTER OR COUNTERFEIT THIS DOCUMENT.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0808E-01-064.000	MICHAEL & ALEXANDER RIVERA (OWNERS)	15372 DELLWOOD CV	GULFPORT	MS	39503
			Adjacent Property Owners (2511ZB129)				
	52063	0808E-01-061.000	FRANCIS LEROY & VIOLA J	15351 DELLWOOD CV	GULFPORT	MS	39503
	51902	0808E-02-027.000	RANDAZZO CARICIA T	15612 PARKWOOD DRIVE S	GULFPORT	MS	39503
	52064	0808E-01-060.000	TOLAR TERRY L & EILERMANN JANET	2620 RUE PALAFOX	BILOXI	MS	39531
	52065	0808E-01-058.000	HENSLEY DAVID ORA	15627 PARKWOOD DR	GULFPORT	MS	39503
	93541	0808E-02-030.013	RAYBOURN ROBERT W -ETAL-	15058 WHISPERWOOD DR	GULFPORT	MS	39503
	51901	0808E-02-028.000	DAVIS BETTY H	15604 PARKWOOD DR SOUTH	GULFPORT	MS	39503
	52062	0808E-01-062.000	KELLER CHERYL	15354 DELLWOOD COVE	GULFPORT	MS	39503
	52051	0808D-03-075.000	WILLIAM P SCHROEDER REVOCABLE TRUST	3240 LAKE POINTE BLVD APT 207	SARASOTA	FL	34231
	52057	0808D-03-069.000	PATTERSON STEVEN TROY JR	15377 PINEWOOD CT	GULFPORT	MS	39503
	52050	0808D-03-092.000	BROCK ERIC J JR & BARBARA A	15394 PINEWOOD CT	GULFPORT	MS	39503
	51903	0808E-02-026.000	GAIGE LUCAS MICHAEL	15620 PARKWOOD DRIVE S	GULFPORT	MS	39503
	52058	0808D-03-068.000	DEAN KIMBERLY DELORIS	15385 PINEWOOD CT	GULFPORT	MS	39503
N	93540	0808E-02-030.012	RAYBOURN ROBERT W -ETAL-	15058 WHISPERWOOD DR	GULFPORT	MS	39503
	51900	0808E-02-029.000	BREAZEALE STEPHEN O & PATRICIA S	15594 PARKWOOD DR S	GULFPORT	MS	39503
	52061	0808E-01-063.000	FLOWERS DERRICK	15362 DELLWOOD COVE	GULFPORT	MS	39503
	51899	0808D-03-093.000	KELLY KENNEDY & ELIJAH VAN-ALYSTYNE	15580 PARKWOOD DR SOUTH	GULFPORT	MS	39503
N	52060	0808E-01-064.000	RIVERA MICHAEL & ALEXANDER	15372 DELLWOOD CV	GULFPORT	MS	39503
	52059	0808D-03-067.000	GRAVES TOMMY C & LYNNE M G	308 REGATTA DRIVE	NICEVILLE	FL	32578
	52066	0808E-01-059.000	HANES ALISHA D	15371 DELLWOOD CV	GULFPORT	MS	39503
	52089	0808E-01-036.000	NORTHWOOD HILLS HOME OWNERS ASSO	P O BOX 1862	GULFPORT	MS	39501



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	IPL0286358	Legal Ad - IPL0286358		1.0	79.0L

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 under-
 signed, 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:
 11/05/25 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 P.M., Thursday, November 20, 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.

Special Exception 2511SE126, by agent Timmthy Wilks, seeking approval for an assisted living facility, Tax Parcel 0710H-03-006.000, 3601 Meadowlark Drive, Zoned R-1-5 (Single-Family), Ward 3

Variance 2511ZB129 by owners Alexander and Michael Rivera, seeking approval for a secondary frontage setback of 8 feet & 8 inches where 25 feet is required for their proposed attached addition, Tax Parcel 0808E-01-064.000, 15372 Delwood Cove, Zoned R-1-10 (Single-Family), Ward 7

Variance 2511ZB130, by owners Alexander and Michael Rivera, seeking approval for a primary frontage setback of 23 feet & 7 inches where 25 feet is required for their proposed attached addition, Tax Parcel 0808E-01-064.000, 15372 Delwood Cove, Zoned R-1-10 (Single-Family), Ward 7

Variance 2511ZB131, by agent Fountain & Associates LLC, seeking approval to submit a Planned Building Group application for property with 1.814 acres where ordinance requires 2 acres for application submission, Tax Parcels 1010G-03-016.002, 1010G-03-016.003, Cotton Drive, Dudley Street, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Variance 2512ZB132, by agent MP Design Group, seeking approval for 935 regular parking spaces where 1643 are required, Tax Parcels 0910P-04-001.000, 0910I-03-019.000, 100 Perry Street, Victory Street, Zoned R-1-7.5 (Single-Family), B-2 (General Business), Ward 2

Variance 2512ZB133, by agent MP Design Group, seeking approval for a 10-foot front yard setback where 25 feet is required, Tax Parcel 0910P-04-001.000, 100 Perry Street, Zoned R-1-7.5 (Single-Family), Ward 2

This the 29th day of October 2025
 Nathan Boddie, Chairman
 City of Gulfport Zoning Board of Ad-
 justment and Appeals
 IPL0286358
 Nov 5 2025

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen



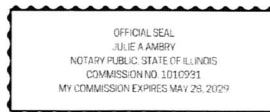
Sherry Chasteen

Julie A Ambry



Sworn to and subscribed before
 me on

Nov 5, 2025, 10:09 AM EST



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

Hearing Date: Thursday, December 18, 2025

Variance 2511ZB130 (Tabled to the December Meeting): Variance 2511ZB130, by owners Alexander and Michael Rivera, seeking approval for a primary frontage setback of 23 feet & 7 inches where 25 feet is required for their proposed attached addition, Tax Parcel 0808E-01-064.000, 15372 Dellwood Cove, Zoned R-1-10 (Single-Family), Ward 7

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2511ZB130

Hearing Date: December 18, 2025

Current Zoning/Use: R-1-10 / Single-Family

Legal: Variance 2511ZB130, by owners Alexander and Michael Rivera, seeking approval for a primary frontage setback of 23 feet & 7 inches where 25 feet is required for their proposed attached addition, Tax Parcel 0808E-01-064.000, 15372 Dellwood Cove, Zoned R-1-10 (Single-Family), Ward 7.

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 setback of 23 feet 7 inches for primary frontage where 25 feet is required to place a carport in the front yard. The applicant is 100% Disabled Veteran and depends on a mobile scooter. Veteran Affairs (VA) installed a ramp out the front door and would like a carport to cover the truck and scooter.

- (a) The applicant notes that the “driveway to garage is on an 8% downgrade”. Due to the fact the applicant cannot walk up or downgrade. There is no statement about how unique the land is that would require a variance for this. This variance is caused by the applicant needing a carport for protections from the elements due to being disabled.
- (b) In the application, the applicant cites that the “VA (Veteran Affairs) put up a ramp leading out the main entry”. There is no statement about how the request is not the result of the applicant.
- (c) This variance is requested to allow the applicant to use the “VA (Veteran Affairs) installed scooter lift in truck”. The applicant does not address the hardship for the variance, or how the physical character of the property would result in a hardship requiring the need for a variance. However, an ordinance change may offer a reasonable solution.
- (d) The applicant does not address the question regarding the literal interpretations of the ordinance. The need for this variance is caused by the fact that this property lies on a corner lot and as such, the setback requirement for a second frontage is shown to be the hardship. If this property were not a corner lot, this variance would not be required. It is noted that there are several structures on corner lots that do not meet the 25-foot setback requirement and as such, approval of this application would be in harmony with the surrounding area.
- (e) The applicant states “not asking for special privileges, there are other structures similar to this nearby”. As detailed, prior, there are several properties in the surrounding area that appear to not meet the 25-foot setback and as such, approval of this request would not grant any special rights to the applicant.
- (f) This property is zoned R-1-10, and single-family is allowed.

EXECUTIVE SUMMARY

The six criteria for hardship have not been met. The applicant requests a variance setback of 23 feet 7 inches for primary frontage where 25 feet is required to place a carport in the front yard. The applicant is 100% Disabled Veteran and depends on a mobile scooter. Veteran Affairs (VA) installed a ramp out the front door and would like a carport to cover the truck and scooter. It should be noted that approval of this variance would not bear any special rights to the applicant, as there are several surrounding properties that do not meet the second frontage requirement on a corner lot.

Any approval should consider these conditions:

1. Must comply with all current Building Codes and City of Gulfport Ordinances.

DEPARTMENTAL CONDITIONS

Engineering:

No conditions. Memo dated 11/6/2025.

Technical Report

VARIANCE

Public Works: No conditions. Memo dated 11/6/2025.

Traffic and Safety: No conditions. Memo dated 11/6/2025.

Building Code Services: Must comply with all current Building Codes and City of Gulfport Ordinances. Memo dated 10/30/2025.

GIS: No conditions. Memo dated 11/6/2025.

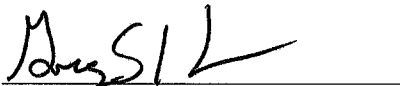
Police Department: No comment as of 11/7/2025.

Fire Department: No conditions. Memo dated 10/30/2025.

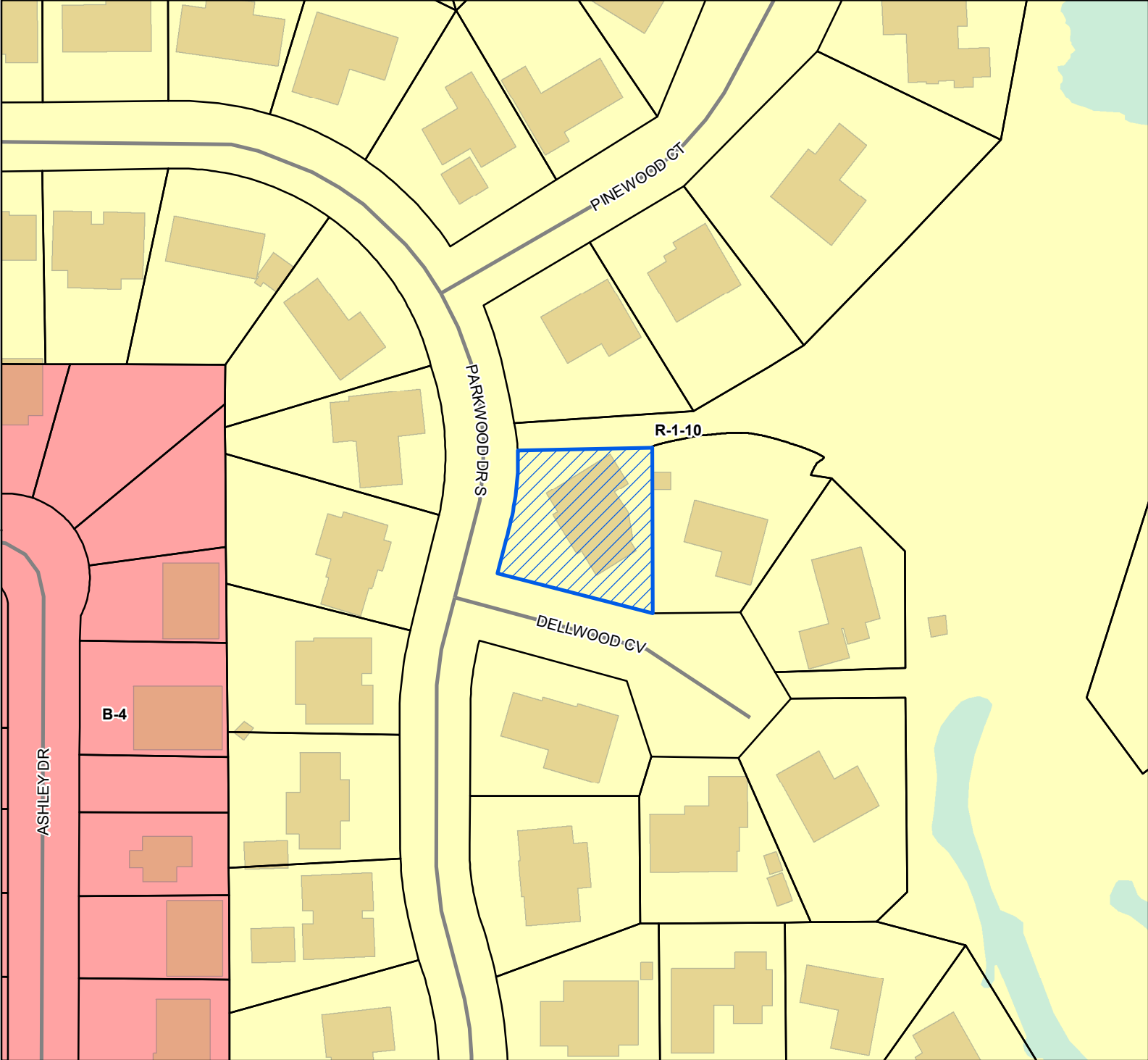
City Arborist: No conditions. Memo dated 10/31/2025.









DIRECTOR APPROVAL

This report has been reviewed and approved by:

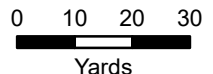


Greg Holmes
Director of Urban Development Department



-  Site
 -  Street
 -  Parcels
 -  Buildings
 -  Water Features
 -  City Limit
- Zoning**
-  B-4 - Highway Business District
 -  R-1-10 - Single Family Residence (Low Density)

Site Information
 0808E-01-064.000
 Zoning: R-1-10 (Single Family)
 Size: 10670.97 sqft
 Flood: X



1 inch = 100 feet



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WA 10/7/25
CASE NUMBER
25112B130
RH#13518995

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

0808E	-	01	-	064	.	000													

Property Address:

15372 Dellwood Cove

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

General Description of Request: The VA installed a ramp out front door.

I'm 100% DAV Med assist to move scooter travels everywhere I go.

Would like to cover scooter in truck. Asking for allowance to cover truck/scooter.

Set Back of 23ft min for Primary frontage where

OWNERSHIP AND CERTIFICATION:

25ft is 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**.



Covenant Affidavit

I, Michael A. Rivera, being owner or agent of the property 15372 DeHavoc 2 Core
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] Oct 7th 2025
Signature Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

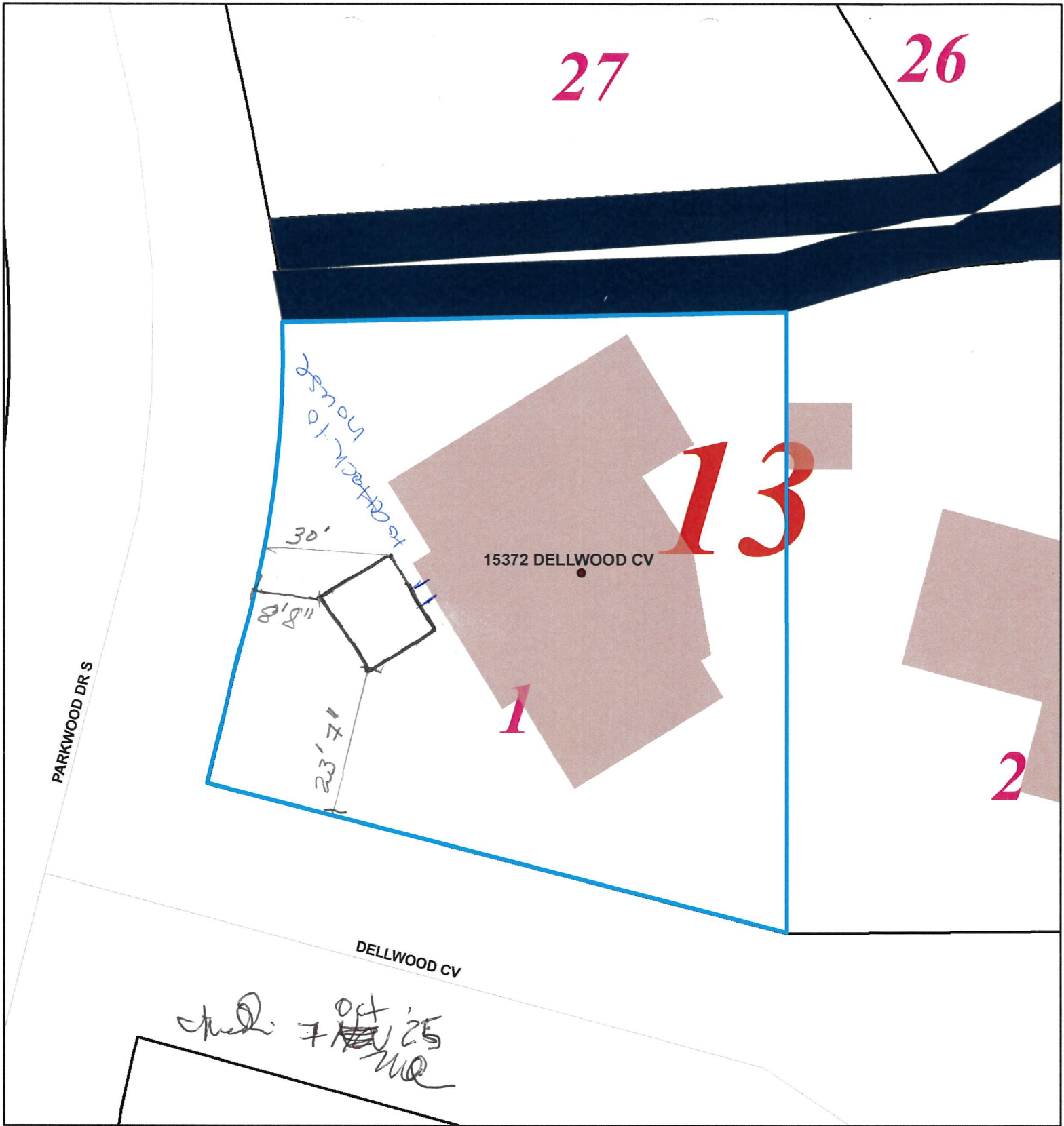
Given under my hand and seal of office this the 7th day of October, 2025
05/22/2027

[Signature]
Notary Public

Commission Expiration



- ① Driveway to garage is on a 8% downgrade, I cannot walk up or down grades (wheel, elect cart) allows me to get out.
- ② VA put up a ramp leading out of the main entry.
- ③ Cannot use garage because of VA installed cart lift in truck. When they placed ramp up front, it's the only way I can enter house.
- ④ To keep access to yard and protect the mobile cart from weather and elements.
- ⑤ Not asking for special privileges, there are other structures similar to those nearby, talked to neighbors and no one has a problem.
- ⑥ Carport is allowed by right. This is requesting setbacks.



1 inch = 25 feet

Area Map

 Parcels

Printed 10/3/2025

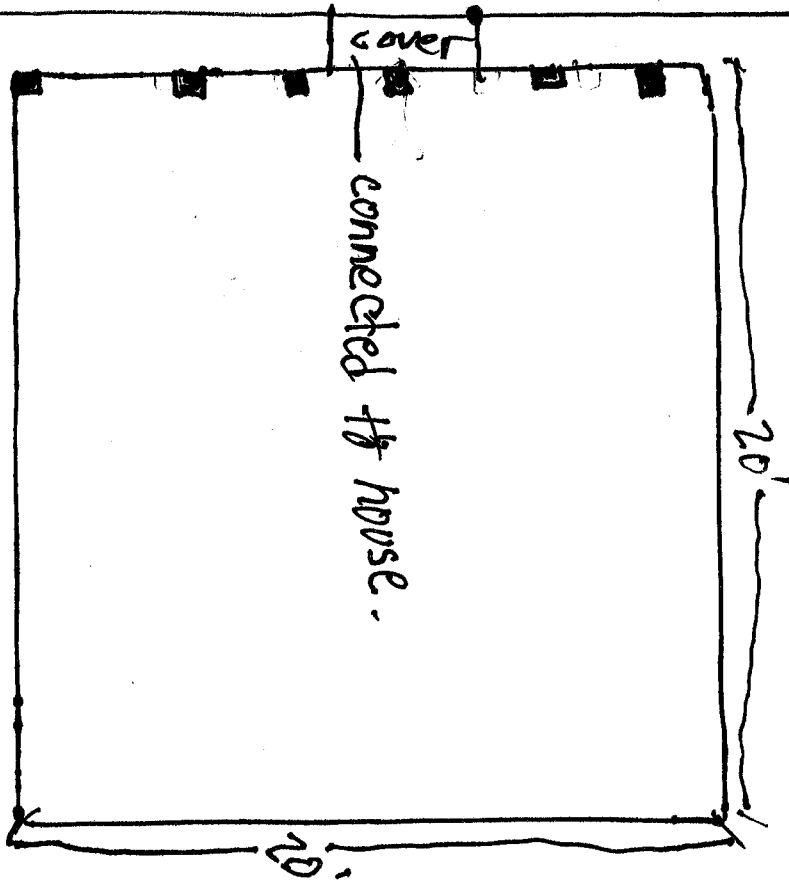
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15372 Delwood Cv.
Gulfport, MS 39503

HS-



Metal Canopy
20'x20'x10'
1/2" rod heads @ 3'



J. J. J. 1st JUDICIAL DISTRICT
Instrument 2022-0028514-D-11
Filed/Recorded 11/22/2022 3:04:02 PM
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4 Pages Recorded

Prepared By and Return To:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8550

File#222052

Indexing Instructions:
Lot 1, Blk 13, Northwood Hills S/D
Harrison County, 1st JD, MS

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

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged,

**CANDACE L. SMITH, an unmarried woman
surviving joint tenant of MARGARET S. SMITH
supporting documentation of her death being attached hereto;
15195 BARBARA DRIVE
GULFPORT, MS 39503
(228) 274-5731**

does hereby grant, bargain, sell, convey and warrant, unto

**MICHAEL RIVERA and father, ALEXANDER RIVERA
as joint tenants with full rights of survivorship and not as tenants in common
15372 DELLWOOD COVE
GULFPORT, MS 39503
(228) 357-1618**

the following described property, together with the improvements, hereditaments and appurtenances thereunto situated and located in the County of Harrison, State of Mississippi, and more particularly described as follows, to-wit:

Lot One (1), Block Thirteen (13), NORTHWOOD HILLS 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 26 at Page 19 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 any prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners of subject property.

Estimated county ad valorem taxes have been prorated between the parties as a part of the consideration for this conveyance. In the event the estimates upon which such proration is based prove to be inaccurate for any reason, the Grantee agrees to refund any excess, and the Grantor agrees to pay any deficiency, upon receipt of a copy of the tax statement for the current year and a computation of the true amount due, based on a 365 day year.

THIS CONVEYANCE is also subject to Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

WITNESS THE SIGNATURE of the Grantor on this the 22nd day of November, 2022.


CANDACE L. SMITH

STATE OF MISSISSIPPI
COUNTY OF HARRISON

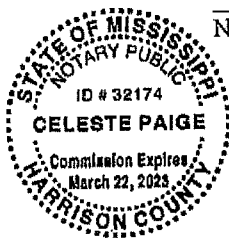
THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, CANDACE L. SMITH, an unmarried woman, who acknowledged that she signed, executed and delivered the above and foregoing instrument as she voluntary act and deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 22nd day of November, 2022.


NOTARY PUBLIC

(SEAL)

My Commission Expires:



STATE OF MISSISSIPPI

MISSISSIPPI STATE CERTIFICATE OF DEATH
 MISSISSIPPI VITAL RECORDS
 STATE FILE NUMBER 123-
 FILING DATE AUG 25 1989

DECEASED If death occurred in an institution, see HANDBOOK, regarding completion of RESIDENCE items For RESIDENCE items, give actual location of home rather than mailing address	1. NAME First Middle Last HORACE SMITH	2. SEX male	3a. HOUR OF DEATH 1:52 A^m	3b. DATE OF DEATH (Month, Day, Year) August 17, 1989
	4. RACE (Specify White, Black, American Indian, etc.) white	5a. AGE AT LAST BIRTHDAY 73 Years	5b. MOS 5c. DAYS 5d. HOURS 5e. MINS	6. DATE OF BIRTH (Month, Day, Year) May 28, 1916
	7b. CITY OR TOWN OF DEATH Gulfport	7c. HOSPITAL OR OTHER INSTITUTION-NAME AND NUMBER (If not in either, give street address, route number or other location) Memorial Hospital 24M	7d. IF IN HOSP. OR INST. SPECIFY INPT., OUTPT., EMER. RM. OR DOA Inpt.	7e. COUNTY OF DEATH Harrison
	9. DECEDENT'S EDUCATION (Specify only highest grade completed) (0-12) Elem/High School College 3	10. MARRIED, NEVER MARRIED, WIDOWED, DIVORCED (Specify) married	11. SURVIVING SPOUSE (If wife, give maiden name) Margaret Smith	12. WAS DECEASED EVER IN U.S. ARMED FORCES? (Yes or No) yes
	13. ORIGIN OR DESCENT (Specify Cuban, Afro-American, Mexican, etc.) American	14. SOCIAL SECURITY NUMBER 425 48 3001	15a. USUAL OCCUPATION (Kind of work done, most of working life) lab. research technician	15b. KIND OF BUSINESS OR INDUSTRY forestry
	16a. RESIDENCE—STATE Mississippi	16b. COUNTY Harrison	16c. CITY OR TOWN Gulfport	16d. INSIDE CITY LIMITS (Specify Yes or No) no
	17. FATHER—NAME First Middle Last William S. Smith		18. MOTHER—NAME First Middle Maiden Mary Dedeaux	
	19a. INFORMANT—NAME (Type or print) Mrs. Margaret Smith		19b. MAILING ADDRESS (Street and number or route and box number, City or town, State, ZIP code) 2 Dellwood Cove, Gulfport, MS 39503	
	20a. BURIAL, CREMATION, REMOVAL (Specify) burial	20b. CEMETERY, CREMATORY—NAME Smith Cemetery	20c. LOCATION (City and State) Pearl River Co., MS	21a. EMBALMER—SIGNATURE AND NUMBER John D. Wise FS 600
	21b. FUNERAL HOME—NAME AND MISSISSIPPI I.D. NUMBER Riemann funeral Home 24 R		21c. MAILING ADDRESS (Street and number or route and box number, City or town, State, ZIP code) P.O. Drawer 1750, Gulfport, MS 39502	
	22a. PERSON WHO PRONOUNCED DEATH—NAME AND TITLE (Type or print) Dr. Tom Graves, ER Physician		22b. PRONOUNCED DEAD (Month, Day, Year) ON August 17, 1989	22c. PRONOUNCED DEAD (Hour) AT 1:52 A^m
	23a. CERTIFIER—NAME (Type or print) Edgar Little, Jr.		23b. MAILING ADDRESS (Street and number or route and box number, City or town, State, ZIP code) 182 Debuys Road, Biloxi, MS 39531	
	This section to be completed by physician if NOT a medical examiner 23c. SIGNATURE 23d. DATE SIGNED (Month, Day, Year) 23e. STATE LICENSE NUMBER 23f. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or print)	This section to be completed by medical examiner ONLY 23g. SIGNATURE 23h. TITLE 23i. DATE SIGNED (Month, Day, Year)		
	24a. To the best of my knowledge, death occurred due to the cause(s) and manner as stated. 24b. DATE SIGNED (Month, Day, Year) 24c. STATE LICENSE NUMBER 24d. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or print)		24e. On the basis of examination and/or investigation, in my opinion, death occurred due to the cause(s) and manner as stated. 24f. SIGNATURE 24g. TITLE 24h. DATE SIGNED (Month, Day, Year)	
	25. PART I. DEATH CAUSED BY (a) IMMEDIATE CAUSE (Enter one cause only): Renal Failure		Interval between onset and death 29 days	
	(b) DUE TO OR AS A CONSEQUENCE OF (Enter one cause only): Hypoxia and/or Shock		Interval between onset and death "	
	(c) DUE TO OR AS A CONSEQUENCE OF (Enter one cause only): Gastric Bleed, Massive limb trauma		Interval between onset and death "	
	25. PART II. OTHER SIGNIFICANT CONDITIONS—Conditions contributing to death but not resulting in the underlying cause given in PART I		27. AUTOPSY (Yes or No) no	28. WAS CASE REFERRED TO MEDICAL EXAMINER? (Yes or No) yes
	Use if death NOT due to natural causes 29a. ACCIDENT, SUICIDE, HOMICIDE, PENDING INVESTIGATION, OR UNDETERMINED (Specify) Accident	29b. DATE OF INJURY (Month, Day, Year) July 19, 1989	29c. HOUR OF INJURY 11:00^{AM}	29d. DESCRIBE HOW OR BY WHAT MEANS INJURY OCCURRED Traumatic Amputation
	29e. INJURY AT WORK (Yes or No) no	29f. PLACE OF INJURY (Specify Home, Farm, Street, Factory, Office building, etc.) Brothers Resident	29g. LOCATION Street or route number City or town State South Pearl River County, MS	

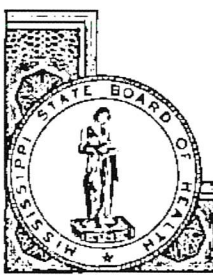
THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE CERTIFICATE ON FILE IN THIS OFFICE.

Alton B. Cobb, M.D.
 Alton B. Cobb, M.D.
 STATE HEALTH OFFICER

August 28, 1989

David Lohrich
 David Lohrich
 STATE REGISTRAR

WARNING: It is illegal to alter or counterfeit this copy.



STATE OF MISSISSIPPI

MISSISSIPPI STATE DEPARTMENT OF HEALTH VITAL RECORDS

CERTIFICATE OF DEATH

STATE OF MISSISSIPPI

FILE OR PRINT WITH BLACK INK

FILING DATE **NOV 15 1991**

STATE FILE NUMBER **123-**

DECEASED	1 NAME: First Middle Last MARGARET LAREDO SMITH			2. SEX female		3a. HOUR OF DEATH 3:42 PM		3b. DATE OF DEATH (Month, Day, Year) November 11, 1991	
	4 RACE (Specify White, Black, American Indian, etc.) white		5a. AGE AT LAST BIRTHDAY 67 years		ONLY IF UNDER 1 YEAR ONLY IF UNDER 1 DAY 6b. MOS 5c. DAYS 5d. HOURS 5e. MINS		6 DATE OF BIRTH (Month, Day, Year) Dec. 17, 1923		7a. COUNTY OF DEATH Harrison
Death occurred in institution, see HANDBOOK regarding completion of RESIDENCE items.	7b. CITY OR TOWN OF DEATH Gulfport			7c. HOSPITAL OR OTHER INSTITUTION—NAME AND NUMBER (If possible, give street address, route number or other location) Memorial Hospital 24M			7d. IF IN HOSP. OR INST. SPECIFY INPT., OUTPT., EMER. RM. OR DDA Emer. Rm.		7e. STATE OF BIRTH Mississippi
	9 DECEDENT'S EDUCATION (Specify only highest grade completed) Elementary School College 12			10 MARRIED, NEVER MARRIED, WIDOWED, DIVORCED (Specify) widowed		11 SURVIVING SPOUSE (If wife, give maiden name)		12 WAS DECEASED EVER IN U.S. ARMED FORCES? (Yes or No) no	
RESIDENCE (Name, or actual location, home number, street, mailing address)	13. ORIGIN OR DESCENT (Specify Cuban, Afro-American, Mexican, etc.) American		14. SOCIAL SECURITY NUMBER 428 34 2914		15a. USUAL OCCUPATION (Kind of work done, most of working life) librarian		15b. KIND OF BUSINESS OR INDUSTRY civil service		
	16a. RESIDENCE—STATE Mississippi		16b. COUNTY Harrison	16c. CITY OR TOWN Gulfport		16d. INSIDE CITY LIMITS (Specify Yes or No) no	16a. STREET AND NUMBER OR RURAL LOCATION 15372 Dellwood Cove		
PARENTS	17 FATHER—NAME: First Middle Last Van O. Smith			18 MOTHER—NAME: First Middle Maiden Missouri Davis					
	19a. INFORMANT—NAME (Type or print) Candace Smith				19b. MAILING ADDRESS (Street and number or route and box number, City or town, State, ZIP code) 15372 Dellwood Cove, Gulfport, MS 39503				
DISPOSITION	20a. BURIAL, CREMATION, REMOVAL (Specify) burial		20b. CEMETERY, CREMATORY—NAME Smith Cemetery		20c. LOCATION (City and State) Pearl River Co., MS		21a. EMBALMER—SIGNATURE AND NUMBER FS 600		
	21b. FUNERAL HOME—NAME AND MISSISSIPPI I.D. NUMBER Riemann Funeral Home 24 R				21c. MAILING ADDRESS (Street and number or route and box number, City or town, State, ZIP code) P.O. Drawer 1750, Gulfport, MS 39502				
PRONOUNCEMENT	22a. PERSON WHO PRONOUNCED DEATH—NAME AND TITLE (Type or print) Dr. Davidson, ER Physician				22b. PRONOUNCED DEAD (Month, Day, Year) AT on November 11, 1991 AT 3:42 PM		22c. PRONOUNCED DEAD (Hour)		
	23a. CERTIFIER—NAME (Type or print) DeLois E. Little				23b. MAILING ADDRESS (Street and number or route and box number, City or town, State, ZIP code) 182 Debuys Road, Biloxi, MS 39531				
CERTIFIER	24a. SIGNATURE <i>DeLois E. Little</i>		24b. DATE SIGNED (Month, Day, Year)		24c. STATE LICENSE NUMBER		24d. TITLE Harrison County Coroner		
	24e. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or print)				24f. DATE SIGNED (Month, Day, Year) November 12, 1991		24g. SIGNATURE <i>DeLois E. Little</i>		
CAUSE OF DEATH	25. PART I. DEATH CAUSED BY IMMEDIATE CAUSE (Enter one cause only): (a) Cancer of Brain								Interval between onset and death
	DUE TO OR AS A CONSEQUENCE OF (Enter one cause only): (b) _____ (c) _____								Interval between onset and death
Conditions, if any, which gave rise to immediate cause stating the underlying cause last	26. PART II. OTHER SIGNIFICANT CONDITIONS—Conditions contributing to death but not resulting in the underlying cause given in PART I						27. AUTOPSY (Yes or No) No	28. WAS CASE REFERRED TO MEDICAL EXAMINER? (Yes or No) Yes	
	29a. ACCIDENT, SUICIDE, HOMICIDE, PENDING INVESTIGATION, OR UNDETERMINED (Specify)		29b. DATE OF INJURY (Month, Day, Year)		29c. HOUR OF INJURY		29d. DESCRIBE HOW OR BY WHAT MEANS INJURY OCCURRED		
29e. INJURY AT WORK (Yes or No)		29f. PLACE OF INJURY (Specify Home, Farm, Street, Factory, Office building, etc.)		29g. LOCATION		Street or route number City or town State			

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE CERTIFICATE ON FILE IN THIS OFFICE

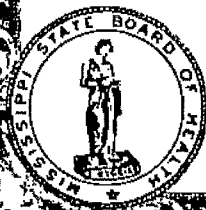
Allen B Cobb, M.D.
Allen B Cobb, M.D.
STATE HEALTH OFFICER

November 18, 1991

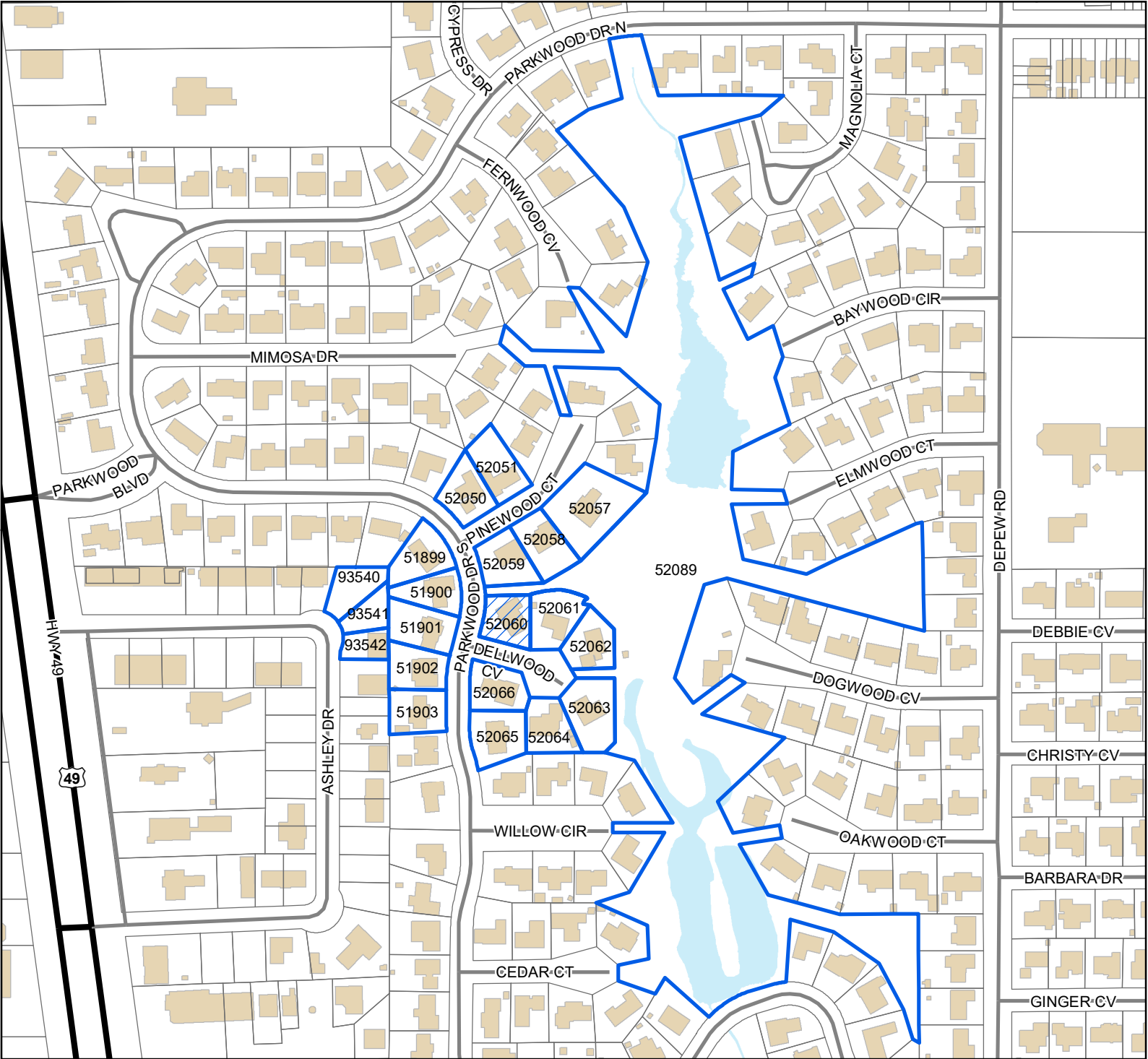
David Lohrlich
David Lohrlich
STATE REGISTRAR

WARNING:

A REPRODUCTION OF THIS DOCUMENT RENDERS IT VOID AND INVALID. DO NOT ACCEPT UNLESS EMBOSSED SEALS OF THE MISSISSIPPI STATE BOARD OF HEALTH AND THE SEAL OF THE STATE OF MISSISSIPPI ARE PRESENT. IT IS ILLEGAL TO ALTER OR COUNTERFEIT THIS DOCUMENT.

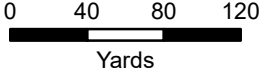


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0808E-01-064.000	MICHAEL & ALEXANDER RIVERA (OWNERS) Adjacent Property Owners (2511ZB130)	15372 DELLWOOD CV	GULFPORT	MS	39503
	52063	0808E-01-061.000	FRANCIS LEROY & VIOLA J	15351 DELLWOOD CV	GULFPORT	MS	39503
	51902	0808E-02-027.000	RANDAZZO CARICIA T	15612 PARKWOOD DRIVE S	GULFPORT	MS	39503
	52064	0808E-01-060.000	TOLAR TERRY L & EILERMANN JANET	2620 RUE PALAFOX	BILOXI	MS	39531
	52065	0808E-01-058.000	HENSLEY DAVID ORA	15627 PARKWOOD DR	GULFPORT	MS	39503
	93541	0808E-02-030.013	RAYBOURN ROBERT W -ETAL-	15058 WHISPERWOOD DR	GULFPORT	MS	39503
	51901	0808E-02-028.000	DAVIS BETTY H	15604 PARKWOOD DR SOUTH	GULFPORT	MS	39503
	52062	0808E-01-062.000	KELLER CHERYL	15354 DELLWOOD COVE	GULFPORT	MS	39503
	52051	0808D-03-075.000	WILLIAM P SCHROEDER REVOCABLE TRUST	3240 LAKE POINTE BLVD APT 207	SARASOTA	FL	34231
	52057	0808D-03-069.000	PATTERSON STEVEN TROY JR	15377 PINWOOD CT	GULFPORT	MS	39503
	52050	0808D-03-092.000	BROCK ERIC J JR & BARBARA A	15394 PINWOOD CT	GULFPORT	MS	39503
	51903	0808E-02-026.000	GAIGE LUCAS MICHAEL	15620 PARKWOOD DRIVE S	GULFPORT	MS	39503
	52058	0808D-03-068.000	DEAN KIMBERLY DELORIS	15385 PINWOOD CT	GULFPORT	MS	39503
N	93540	0808E-02-030.012	RAYBOURN ROBERT W -ETAL-	15058 WHISPERWOOD DR	GULFPORT	MS	39503
	51900	0808E-02-029.000	BREAZEALE STEPHEN O & PATRICIA S	15594 PARKWOOD DR S	GULFPORT	MS	39503
	52061	0808E-01-063.000	FLOWERS DERRICK	15362 DELLWOOD COVE	GULFPORT	MS	39503
	51899	0808D-03-093.000	KELLY KENNEDY & ELIJAH VAN-ALYSTYNE	15580 PARKWOOD DR SOUTH	GULFPORT	MS	39503
N	52060	0808E-01-064.000	RIVERA MICHAEL & ALEXANDER	15372 DELLWOOD CV	GULFPORT	MS	39503
	52059	0808D-03-067.000	GRAVES TOMMY C & LYNNE M G	308 REGATTA DRIVE	NICEVILLE	FL	32578
	52066	0808E-01-059.000	HANES ALISHA D	15371 DELLWOOD CV	GULFPORT	MS	39503
	52089	0808E-01-036.000	NORTHWOOD HILLS HOME OWNERS ASSO	P O BOX 1862	GULFPORT	MS	39501



Legend

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



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.

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	IPL0286358	Legal Ad - IPL0286358		1.0	79.0L

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:
 11/05/25 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, November 20, 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.

Special Exception 2511SE126, by agent Timmthy Wilks, seeking approval for an assisted living facility, Tax Parcel 0710H-03-006.000, 3601 Meadowlark Drive, Zoned R-1-5 (Single-Family), Ward 3

Variance 2511ZB129, by owners Alexander and Michael Rivera, seeking approval for a secondary frontage setback of 8 feet & 8 inches where 25 feet is required for their proposed attached addition, Tax Parcel 0808E-01-064.000, 15372 Delwood Cove, Zoned R-1-10 (Single-Family), Ward 7

Variance 2511ZB130, by owners Alexander and Michael Rivera, seeking approval for a primary frontage setback of 23 feet & 7 inches where 25 feet is required for their proposed attached addition, Tax Parcel 0808E-01-064.000, 15372 Delwood Cove, Zoned R-1-10 (Single-Family), Ward 7

Variance 2511ZB131, by agent Fountain & Associates LLC, seeking approval to submit a Planned Building Group application for property with 1.814 acres where ordinance requires 2 acres for application submission, Tax Parcels 1010G-03-016.002, 1010G-03-016.003, Cotton Drive, Dudley Street, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Variance 2512ZB132, by agent MP Design Group, seeking approval for 935 regular parking spaces where 1643 are required, Tax Parcels 0910P-04-001.000, 0910I-03-019.000, 100 Perry Street, Victory Street, Zoned R-1-7.5 (Single-Family), B-2 (General Business), Ward 2

Variance 2512ZB133, by agent MP Design Group, seeking approval for a 10-foot front yard setback where 25 feet is required, Tax Parcel 0910P-04-001.000, 100 Perry Street, Zoned R-1-7.5 (Single-Family), Ward 2

This the 29th day of October 2025
 Nathan Boddie, Chairman
 City of Gulfport Zoning Board of Adjustment and Appeals
 IPL0286358
 Nov 5 2025

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen



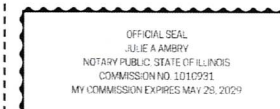
Sherry Chasteen

Julie A Ambry



Sworn to and subscribed before me on

Nov 5, 2025, 10:09 AM EST



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, December 18, 2025

Variance 2512ZB135: Variance 2512ZB135, by owner Helen Hammergren, seeking approval for a side yard setback of 3.4 feet for proposed attached carport, Tax Parcel 1010I-01-079.025, 407 St. Charles Court, Zoned R-2 (Single-family), Ward 2

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2512ZB135

Hearing Date: December 18, 2025

Current Zoning/Use: R-2 / Single-Family

Legal: Variance 2512ZB135, by owner Helen Hammergren, seeking approval for a side yard setback of 3.4 feet for proposed attached carport, Tax Parcel 1010I-01-079.025, 407 St. Charles Court, Zoned R-2 (Single-family), 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 setback of 3.4 feet for the side yard where 14 feet is required to place a carport in the side yard.

- (a) The applicant states that their property is in a zero-lot line community. While that statement is true, this does not indicate that their property is unique to the surrounding area.
- (b) The applicant states that need for the variance is not caused by themselves but rather the desire for a carport to protect their automobile. This would indicate that the applicant is actually directly responsible for the need of the variance.
- (c) This variance is requested to allow the applicant to place a carport in their driveway. A change to the ordinance may offer a reasonable solution to this circumstance.
- (d) The applicant does not address the question regarding the literal interpretations of the ordinance. It is noted that there are several structures in this neighborhood that do not meet the 14-foot side setback requirement and as such, approval of this application would be in harmony with the surrounding area.
- (e) The applicant believes that no special rights would be conferred onto them. As stated prior, there are several properties in the surrounding area that appear to not meet the 14-foot setback and as such, approval of this petition would not grant any special rights to the applicant.
- (f) This property is zoned R-2, and an accessory structure is allowed by right.

EXECUTIVE SUMMARY

The five criteria for hardship have not been met. The applicant requests a variance setback of 3.4 feet for a side yard setback where 14 feet is required to place a carport. It should be noted that approval of this petition would not convey any special rights to the applicant, as there are several surrounding properties that do not meet the side yard setback for a zero-lot line subdivision.

Any approval should consider these conditions:

1. Allows for a side yard setback of 3.4 feet setback
2. Must meet all Planning and Zoning rules and regulations.
3. Must control storm water runoff onto the adjacent property.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 12/08/2025.

Public Works: No conditions. Memo dated 12/08/2025.

Traffic and Safety: No conditions. Memo dated 12/08/2025.

Building Code Services: Must control storm water runoff onto the adjacent property. Memo dated 11/26/2025.

GIS: No conditions. Memo dated 12/01/2025.

Technical Report

VARIANCE

Police Department: No comment as of 12/08/2025.

Fire Department: No conditions. Memo dated 11/26/2025.

City Arborist: No comment as of 12/08/2025.

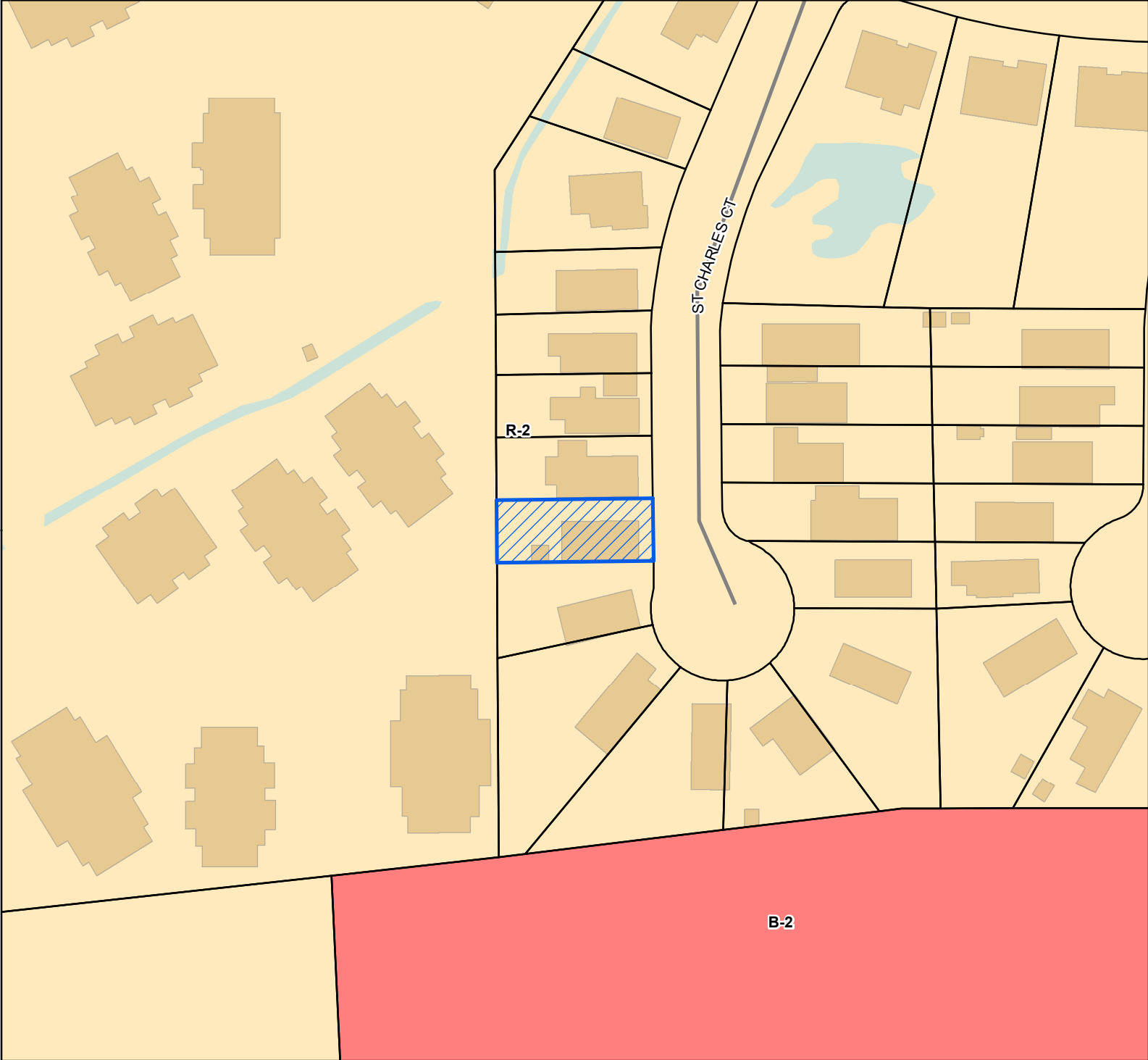
Leisure Services: No conditions. Memo dated 12/02/2025.








DIRECTOR APPROVAL

This report has been reviewed and approved by:

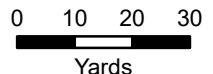


Greg Holmes
Director of Urban Development Department



-  Site
 -  Street
 -  Parcels
 -  Buildings
 -  Water Features
 -  City Limit
- Zoning**
-  B-2 - General Business District
 -  R-2 - Single Family Residence District (Medium Density)

Site Information
 1010I-01-079.025
 Zoning: R-2 (Single Family)
 Size: 5064.05 sqft
 Flood: X



1 inch = 100 feet



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

B-2



R# 13534907
 CASE NUMBER
 2512 ZB135
 10/17/25

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

10101-01-079.025	

Property Address:

407 St. Charles Ct, Gulfport MS 39507
 Lot(s) 7 Block(s) _____ Subdivision Orleans Square

General Description of Request:

Side setback variance of 3.4 feet instead of 14 feet required for proposed carport.

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*.



Covenant Affidavit

I, Heben Hammergren, being owner or agent of the property 407 St. Charles Ct, Gulfport
PRINT NAME PRIMARY ADDRESS OR PARCEL MS 39507

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

Heben Hammergren _____ October 17, 2025
Signature Date


STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 17th day of October, 20 25
Samuel Sweeting _____ 05/22/2027
Notary Public Commission Expiration



VARIANCE SUBMISSION QUESTIONS

1. What is special about my property that I need to request a variance is that I live in a zero lot line community where there is 17.4 feet between my house and the neighbors with my driveway between us, the width of the driveway extending 16 feet from my house towards his. The property line is another 1.5 feet from the driveway extending to his house. I would like to put a carport attached to my house that would be 15 feet long and extend 14 feet over my driveway. That would place it about 3.5 feet from the property line. This does not follow setback requirements, though the neighbor does not object. See attached letter.
2. The need for this variance is not from any cause by myself, just my wish to have a carport to protect my automobile and add value to my home. It would match the style of the house using 6x6 posts set no less than 36" in the ground encapsulated in concrete. Treated 2x6's will be used for rafters on 24" centers. 1x4 or 2x4 will be used as lath and roof will be 26 gauge metal that will match the current roof with lifetime screws.
3. We are a small development consisting of two streets that are cul-de-sacs. Unfortunately, because of the way the neighborhood was designed almost 30 years ago, some of the properties are very close together and do not allow for any expansion. Some of them have larger lots and therefore would allow for this type of development.
4. The closeness of several of the properties has not kept homes on the street from having carports that are basically inches from the property line. See attachment. So it seems that this type of structure is generally accepted on this street and would be a reasonable development.
5. Because the other homes on the street either already have these carports, garages, or enough room to build if they wish, I do not think I would be receiving a special benefit.
6. I believe that the use proposed is permissible by right, with planning approval or by special exception with respect to uses of land or structures.



October 3, 2025

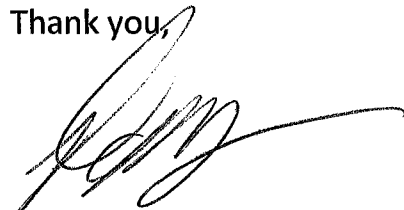
To: City of Gulfport Zoning Board

From: Joel C. Reynolds, Jr, owner of 409 St Charles Ct, Gulfport MS 39507

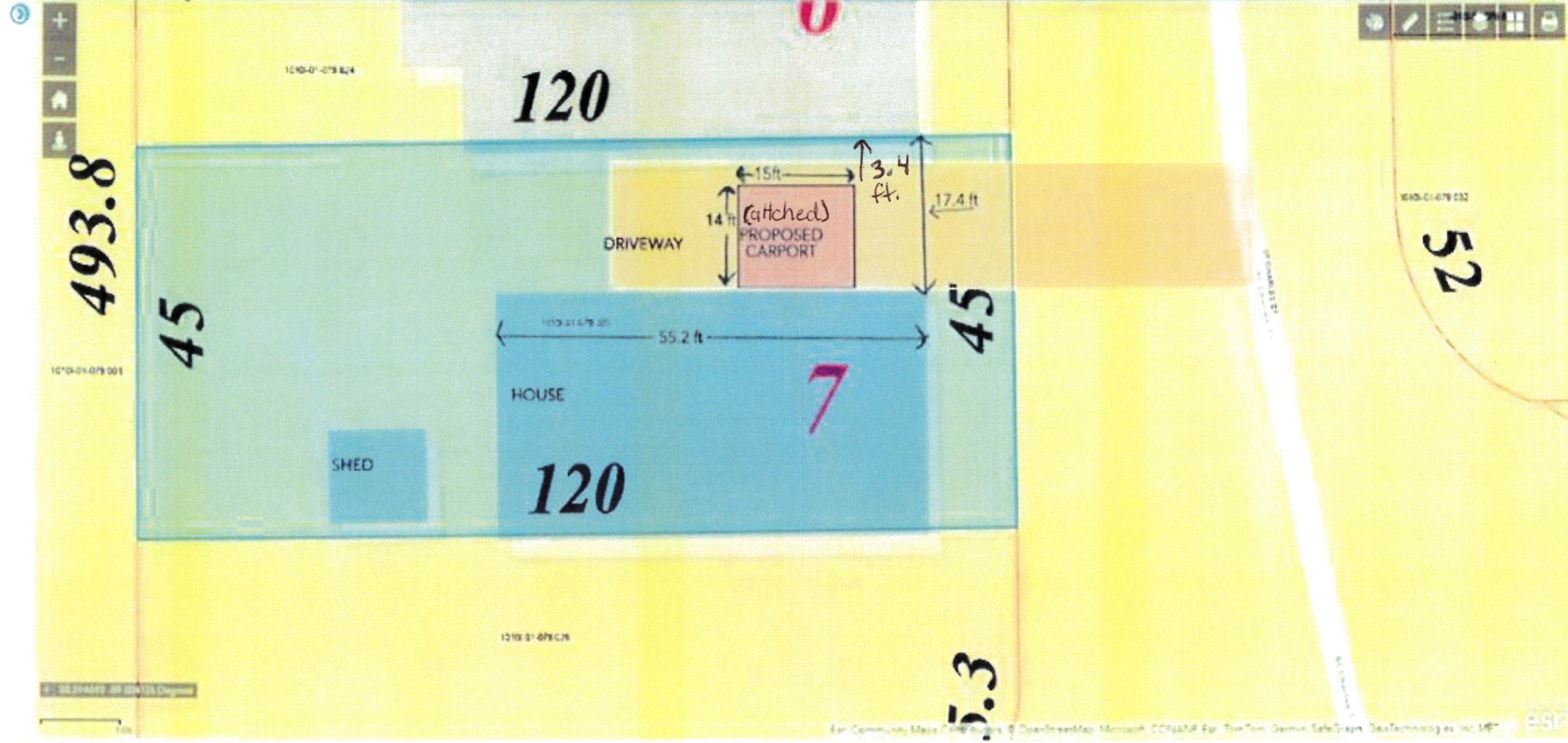
Re: Variance request by Helen Hammergren, 407 St Charles Ct, Gulfport MS

In reference to my neighbor Helen Hammergren's request to build a carport attached to her house and being 14 feet wide, I do not object.

Thank you,

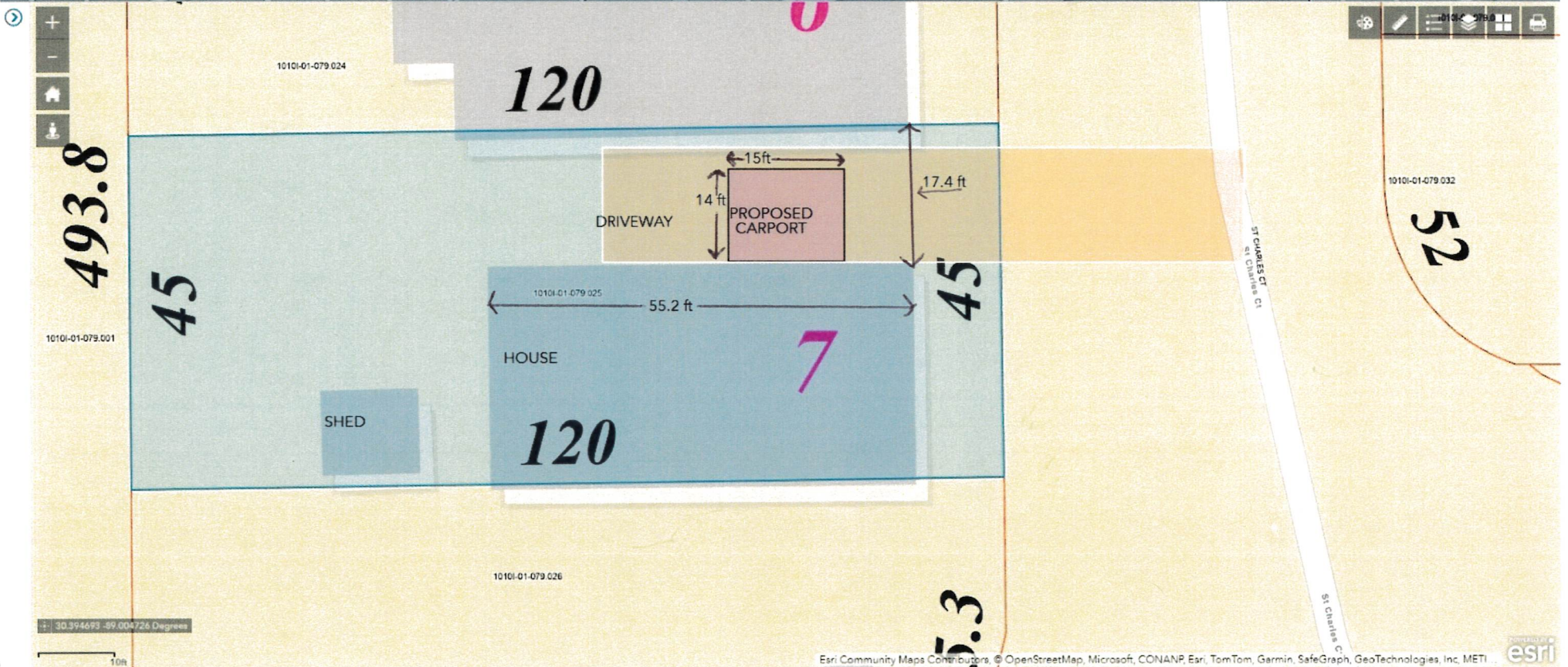
A handwritten signature in black ink, appearing to read 'Chase Reynolds', with a long horizontal flourish extending to the right.

Chase Reynolds
409 St Charles Ct,
Gulfport MS 39507
210-216-2699

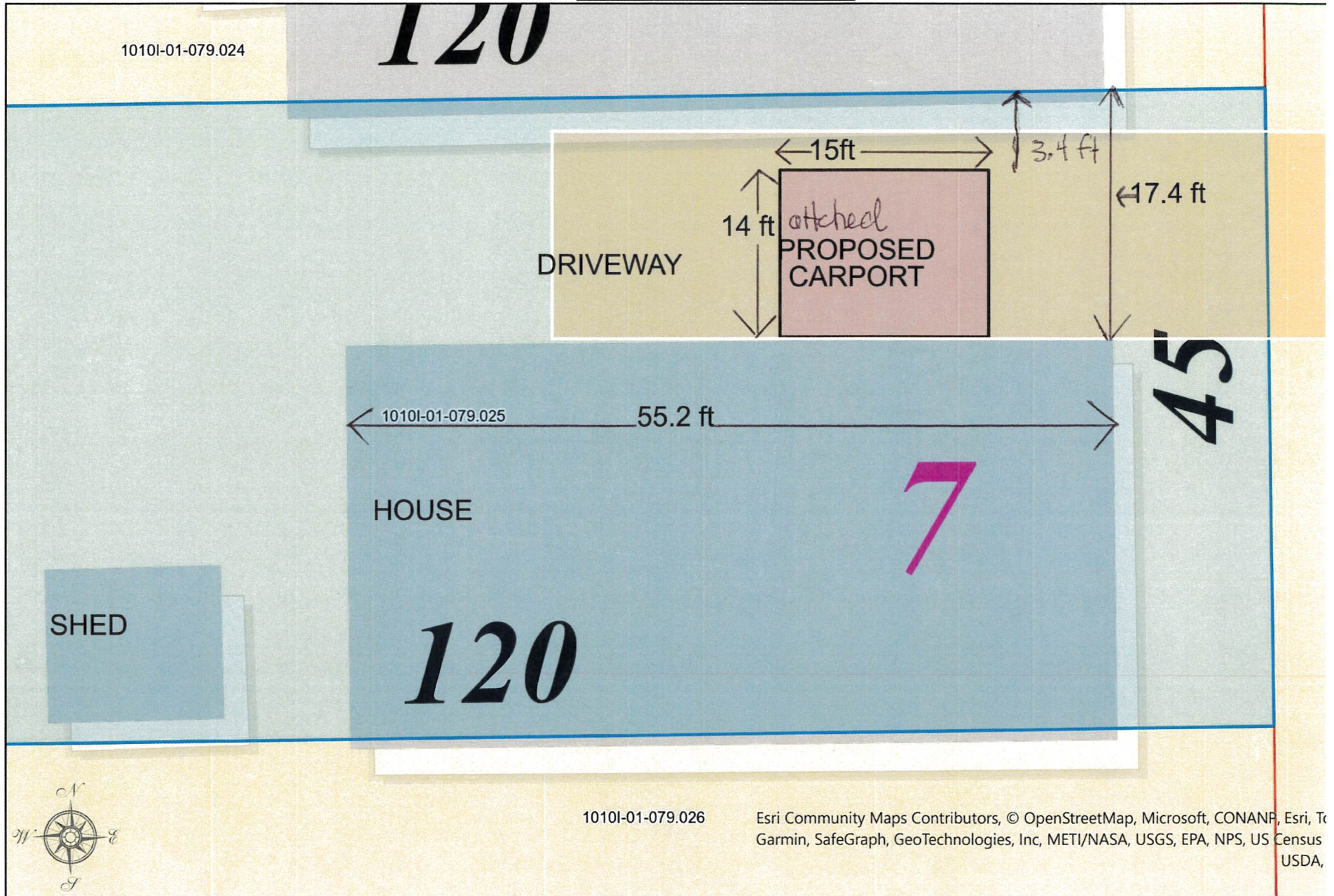




HARRISON COUNTY, MS
Property Search Application

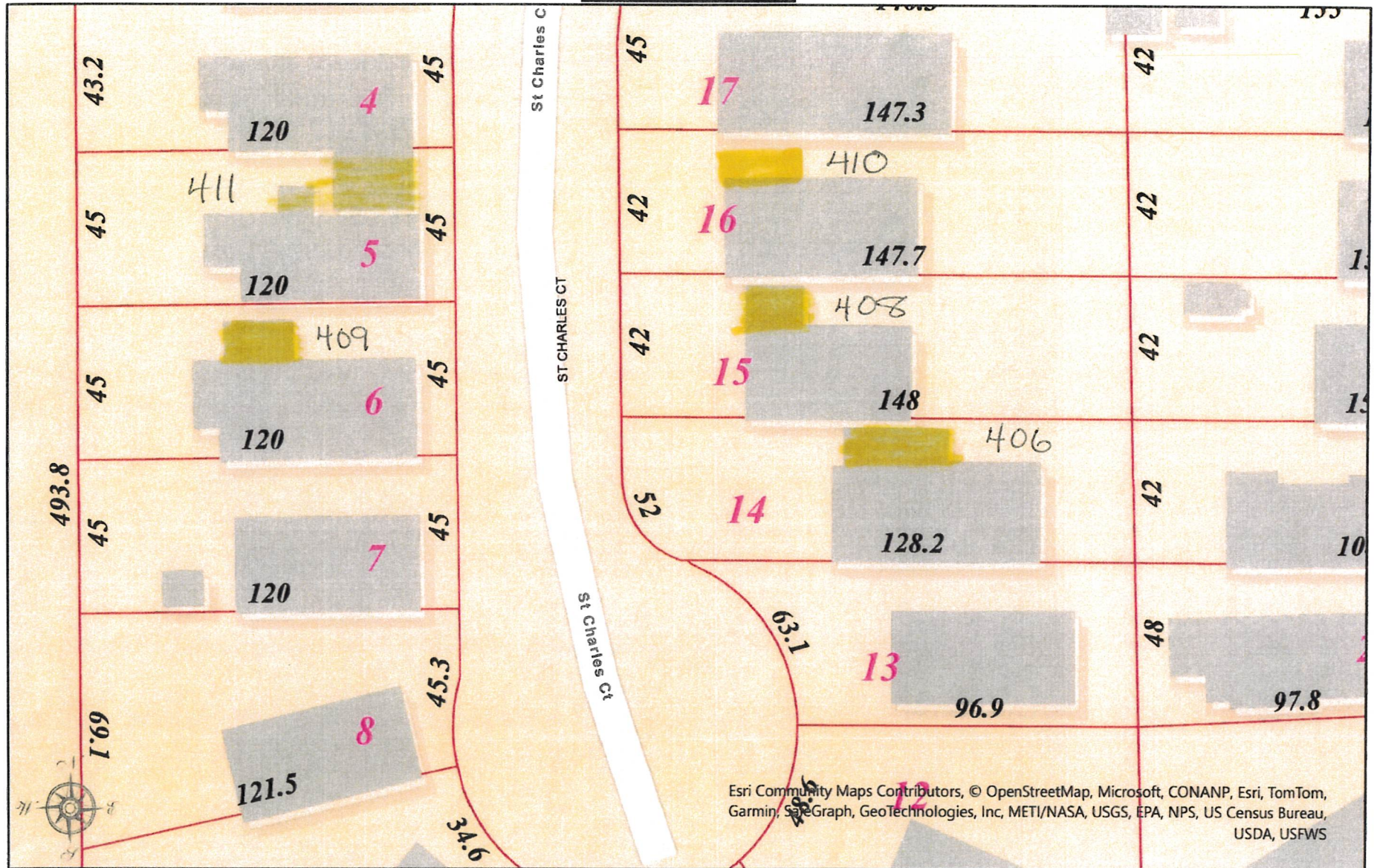


407 St Charles Ct



Existing carports in the neighborhood

Neighborhood



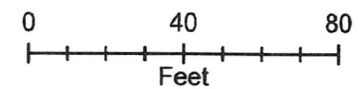
Esri Community Maps Contributors, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, SateGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



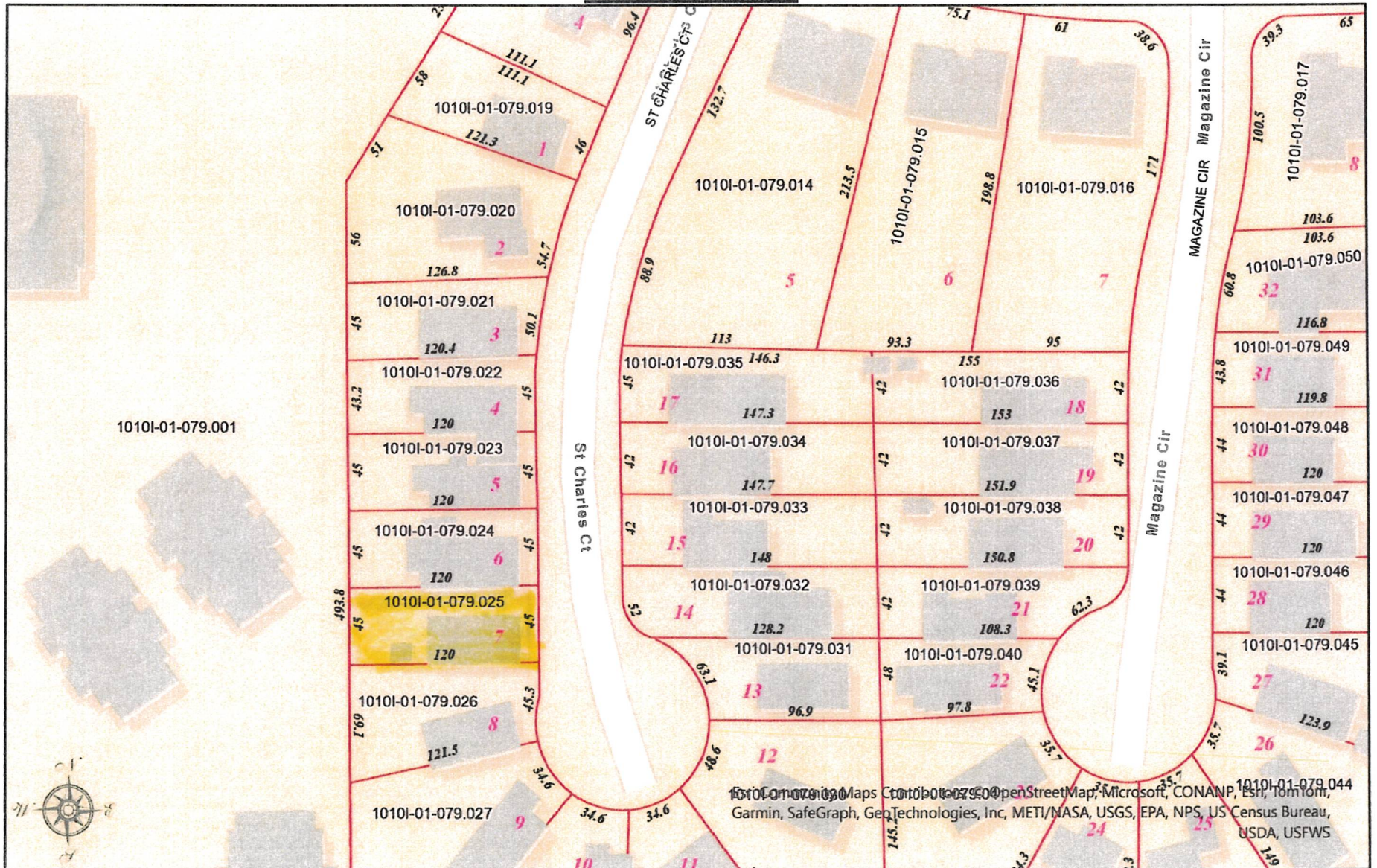
HARRISON COUNTY, MISSISSIPPI

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

MAP DATE: September 23, 2025



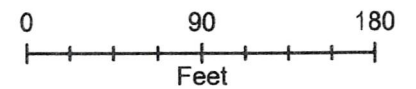
Neighborhood



HARRISON COUNTY, MISSISSIPPI

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

MAP DATE: September 23, 2025

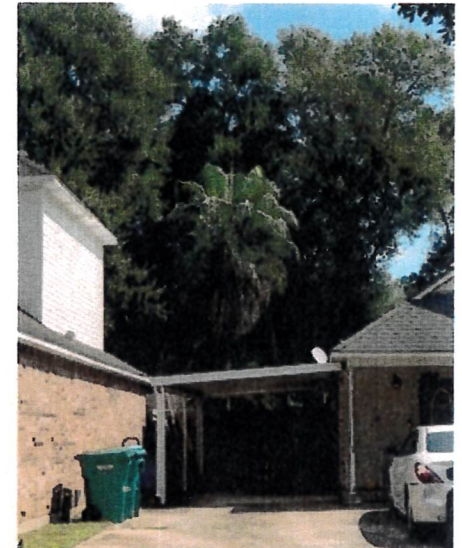




411 St Charles Ct



408 St Charles Ct



406 St Charles Ct



409 St Charles Ct



410 St Charles Ct





[Signature] 1st JUDICIAL DISTRICT
Instrument 2023-0005843-D-11
Filed/Recorded 04/20/2023 1:20:01 PM
Total Fees 26.00
3 Pages Recorded

PREPARED BY:
Michael J. Yentzen
Esplanade Land & Title Co., LLC
1914 24th Avenue
Gulfport, MS 39501
(228) 594-8860
MS Bar # 100866

RETURN TO:
Michael J. Yentzen
Esplanade Land & Title Co., LLC
1914 24th Avenue
Gulfport, MS 39507
(228) 594-8860

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all which is hereby acknowledged, I

ROSIE ALEXANDER
407 ST. CHARLES COURT
GULFPORT, MS 39507
228.806.0733

do hereby sell, convey, and warrant unto

ROSIE ALEXANDER
407 ST. CHARLES COURT
GULFPORT, MS 39507
228.806.0733

and

HELEN L. HAMMERGREN
3067 LEAWOOD LOOP
SIERRA VISTA, AZ 85650
305.393.6325

as joint tenants with full rights of survivorship, and not as tenants in common, the following described land and property, lying and being situated in Harrison County, Mississippi, First Judicial District, and more particularly and certainly described as follows:

(See Exhibit A attached)(Page 3)

Indexing instructions: LOT 7, ORLEANS SQUARE, HARRISON COUNTY, MISSISSIPPI, FIRST JUDICIAL DISTRICT.

This conveyance is subject to all covenants, restrictions, easements, rights of way and other matters of record. It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Grantor agrees to pay said Grantees or their assigns any deficit on the actual proration.

WITNESS the signature of the Grantor on this the 20th day of April, 2023.

[Signature: Rosie Alexander]


ROSIE ALEXANDER - GRANTOR

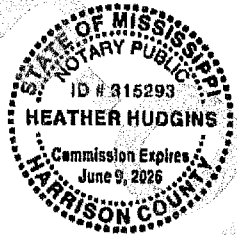
STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 20th day of April, 2023, within my jurisdiction, the within ROSIE ALEXANDER, who acknowledged that she signed, executed and delivered the above and foregoing instrument.

GIVEN under my hand and official seal of office.

My Commission Expires: June 9, 2026


NOTARY PUBLIC



Official

EXHIBIT "A"

Legal Description: LOT 7, ORLEANS SQUARE, A SUBDIVISION ACCORDING TO THE OFFICIAL MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF THE HARRISON COUNTY, MISSISSIPPI, FIRST JUDICIAL DISTRICT, IN PLAT BOOK 39 AT PAGE 10, REFERENCE TO WHICH IS HEREBY MADE IN AID OF AND AS A PART OF THIS DESCRIPTION, TOGETHER WITH ALL THE RIGHTS, PRIVILEGES, IMPROVEMENTS AND APPURTENANCES TO THE SAME BELONGING OR IN ANY WISE APPERTAINING. (TAX PARCEL # 10101-01-079.025).

Un-Official

STATE OF MISSISSIPPI

CERTIFICATION OF VITAL RECORD



NFD-399081571-2

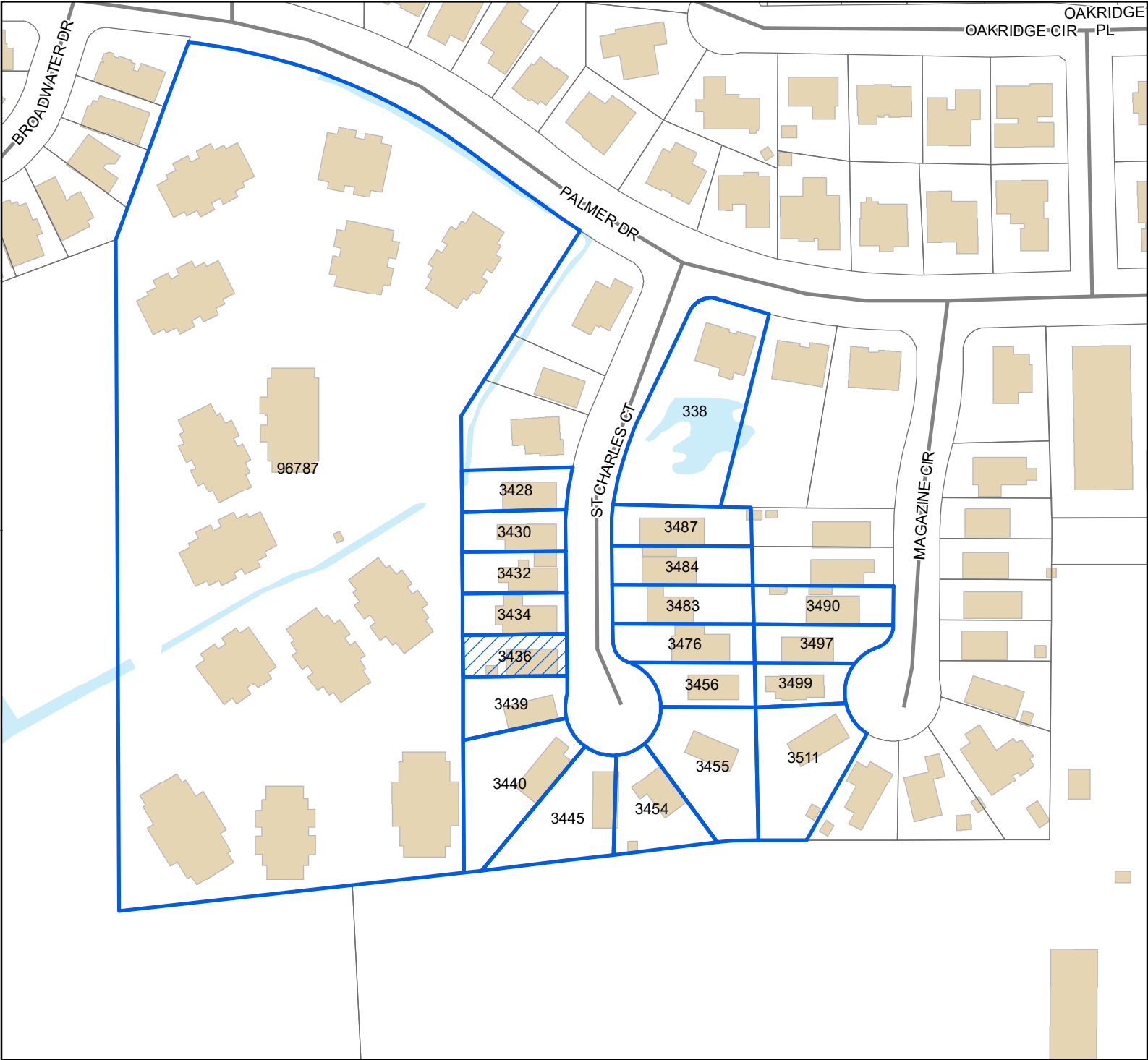


* 1 6 0 3 3 0 7 8 *





FILING DATE 06/13/2024 **CERTIFICATE OF DEATH** STATE FILE NUMBER 123-2024-015020

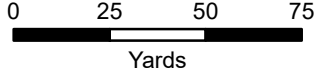
1. DECEDENT'S LEGAL NAME (First, Middle, Last, Suffix) ROSIE MAE ALEXANDER		2. GENDER FEMALE	3. HOUR OF DEATH UNKNOWN	3b. DATE OF DEATH (Month, Day, Year) 06/08/2024
4. RACE (Check one or more races to indicate what the decedent considered himself or herself to be) <input type="checkbox"/> White <input type="checkbox"/> Black or African American <input type="checkbox"/> Chinese <input type="checkbox"/> Filipino <input type="checkbox"/> Japanese <input type="checkbox"/> Korean <input type="checkbox"/> Vietnamese <input type="checkbox"/> Native Hawaiian <input type="checkbox"/> Samoan <input type="checkbox"/> Asian Indian <input type="checkbox"/> Guamanian or Chamorro <input type="checkbox"/> Other Asian (Specify) _____ <input type="checkbox"/> Other Pacific Islander (Specify) _____ <input type="checkbox"/> Other (Specify) _____ <input type="checkbox"/> American Indian or Alaska Native (Name of the supplied tribe or principal tribe) _____				
5a. AGE AT LAST BIRTHDAY 68 Years	5b. MOS 08	5c. DAYS 08	6. DATE OF BIRTH (Month, Day, Year) 11/10/1955	7. BIRTH PLACE (State or Foreign Country) MISSISSIPPI
8. PLACE OF DEATH (Check only one box) <input type="checkbox"/> Inpatient <input type="checkbox"/> Outpatient <input type="checkbox"/> DOA <input type="checkbox"/> Hospice facility <input type="checkbox"/> Nursing Home/Long term care facility <input type="checkbox"/> Decedent's home <input type="checkbox"/> Other (Specify) _____		9. FACILITY NAME (List a facility name, street address, route number, or other location) 407 ST CHARLES COURT		
10. DECEDENT'S EDUCATION (Check the box that best describes the highest grade or level of school completed at time of death) <input type="checkbox"/> 8th grade or less <input type="checkbox"/> 12th grade; no diploma <input type="checkbox"/> High school graduate or GED completed <input type="checkbox"/> Some college, no degree <input type="checkbox"/> Associate degree (e.g., AA, AS) <input type="checkbox"/> Bachelor's degree (e.g., BA, AB, BS) <input type="checkbox"/> Master's degree (e.g., MA, MS, MEng, MEd, MDiv, MBA) <input type="checkbox"/> Doctorate (e.g., PhD, EdD) or Professional degree (e.g., MD, DDS, DVM, LL.M., JD) <input type="checkbox"/> Unknown		11. MARITAL STATUS AT TIME OF DEATH <input type="checkbox"/> Married <input type="checkbox"/> Married, but separated <input type="checkbox"/> Widowed <input type="checkbox"/> Divorced <input type="checkbox"/> Never married <input type="checkbox"/> Unknown		12. SURVIVING SPOUSE (List legal name prior to first marriage) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 13. WAS DECEASED EVER IN U.S. ARMED FORCES? (Yes/No) NO
14. DECEDENT OF HISPANIC ORIGIN? Check the box that best describes whether the decedent is Spanish/Hispanic/Latino. Check the "No" box if decedent is not Spanish/Hispanic/Latino. <input type="checkbox"/> No, not Spanish/Hispanic/Latino <input type="checkbox"/> Yes, Mexican, Mexican American, Chicano <input type="checkbox"/> Yes, Puerto Rican <input type="checkbox"/> Yes, Cuban <input type="checkbox"/> Yes, Other Spanish/Hispanic/Latino (Specify) _____				
15. SOCIAL SECURITY NUMBER [REDACTED]		16. USUAL OCCUPATION (Kind of work done most of working life) HEALTH CARE		17. KIND OF BUSINESS OR INDUSTRY U.S. GOVERNMENT
17a. RESIDENCE - STATE MISSISSIPPI	17b. COUNTY HARRISON	17c. CITY OR TOWN GULFPORT	17d. ZIP CODE 39507	17e. STREET AND NUMBER OR RURAL LOCATION (Include apartment number) 407 ST CHARLES COURT
18. PATIENTS OR PARENT'S NAME PRIOR TO FIRST MARRIAGE (First, Middle, Last, Suffix) HERBERT ALEXANDER		19. MOTHER'S OR PARENT'S NAME PRIOR TO FIRST MARRIAGE (First, Middle, Last, Suffix) CORINE KETTLEY		
20a. INFORMANT - NAME (Type of print) TAURUS DEWAYNE ALEXANDER		20b. RELATIONSHIP TO DECEDENT SON		20c. MAILING ADDRESS (Street and number, City or town, State, ZIP Code) 10201 CURSIAN BOULEVARD #11, NEW ORLEANS, LA 70127
21a. DISPOSITION OF BODY (Specify: Burial, Cremation, Memorial, etc.) CREMATION		21b. CEMETERY/CREMATORY - NAME MS GULF COAST CREMATORY		21c. LOCATION (City and State) D'IBERVILLE, MS
22a. FUNERAL HOME (Who first assumed custody of body) BRADFORD TOFFEE FUNERAL HOME BILOXI (249)		22b. FUNERAL HOME LICENSE NUMBER FE-46		22c. FUNERAL DIRECTOR - SIGNATURE AND LICENSE NUMBER DOUGLAS A. SCHMITT FDE0120
23a. FUNERAL HOME (Daily) was transferred prior to disposition		23b. MAILING ADDRESS (Street and number, City or town, State, ZIP Code) 675 HOWARD AVENUE, BILOXI, MS 39530		
24a. PERSON WHO PRONOUNCED DEATH - NAME AND TITLE (Type of print) ANDREW DEDEAUX EMT		24b. PRONOUNCED DEAD (Month, Day, Year) ON: 06/10/2024		24c. PRONOUNCED DEAD (Time) AT: 09:30
25a. NAME OF CERTIFIER (Type of print) WILLIAM SWITZER		25b. MAILING ADDRESS (Street and number, City or town, State, ZIP Code) P. O. BOX 4036, GULFPORT, MS 39502		
26. SIGNATURE WILLIAM SWITZER		27. SIGNATURE WILLIAM SWITZER, CMEI		
28. TITLE MD/DO		29. TITLE HARRISON COUNTY CORONER		
25c. DATE SIGNED (Month, Day, Year)		25d. STATE LICENSE NUMBER		
25e. DATE SIGNED (Month, Day, Year) 06/12/2024		25f. DATE SIGNED (Month, Day, Year) 06/12/2024		
40. CAUSE OF DEATH PART I - Enter the chain of events - diseases, injuries, or complications - that directly caused the death; DO NOT enter terminal events such as cardiac arrest, shock, or brain failure without showing the etiology. List only one cause on each line. DO NOT USE ABBREVIATIONS.				
IMMEDIATE CAUSE (Final disease or condition resulting in death) HYPERTENSIVE CARDIOVASCULAR DISEASE		Interval between onset and death UNKNOWN		
(1) DUE TO, OR AS A CONSEQUENCE OF (Enter one cause only)				
(2) DUE TO, OR AS A CONSEQUENCE OF (Enter one cause only)				
(3) DUE TO, OR AS A CONSEQUENCE OF (Enter one cause only)				
(4) DUE TO, OR AS A CONSEQUENCE OF (Enter one cause only)				
41. PART II: OTHER SIGNIFICANT CONDITIONS - Conditions contributing to death but not resulting in the specifying cause given in PART I. CHRONIC OBSTRUCTIVE PULMONARY DISEASE, HYPERTENSION				
30. PREVIOUS TOBACCO USE - CONTRIBUTED TO DEATH <input type="checkbox"/> Yes <input type="checkbox"/> Probably <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown		31. IF FEMALE: <input type="checkbox"/> NOT pregnant within the last year <input type="checkbox"/> Pregnant at the time of death <input type="checkbox"/> Not pregnant, BUT PREGNANT WITHIN 42 DAYS OF DEATH <input type="checkbox"/> Not pregnant, BUT PREGNANT 43 DAYS TO 1 YEAR BEFORE DEATH <input type="checkbox"/> Unknown (Pregnant within the past year)		32. REFERRED TO STATE MEDICAL EXAMINER? (Yes or No) NO
32a. ACCIDENT, SUICIDE, HOMICIDE, PENDING		32b. DATE OF INJURY		32c. TIME OF INJURY
32d. DESCRIBE HOW OR BY WHAT MEANS INJURY OCCURRED				

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		1010I-01-079.025	HELEN HAMMERGREN (OWNER)	407 MAGAZINE CIR	GULFPORT	MS	39507
			Adjacent Property Owners (2512ZB135)				
	3476	1010I-01-079.032	COMEAX LINDSAY M	406 ST CHARLES CT	GULFPORT	MS	39507
N	3497	1010I-01-079.039	DUKE ASHLEY	407 MAGAZINE CIR	GULFPORT	MS	39507
	3440	1010I-01-079.027	BURTON BEVERLY J	403 ST CHARLES CT	GULFPORT	MS	39507
	3428	1010I-01-079.021	HOSLER ERIK P & ROBERTA A	415 ST CHARLES CT	GULFPORT	MS	39507
	3439	1010I-01-079.026	LADNER EMILY L	405 SAINT CHARLES CT	GULFPORT	MS	39507
	3499	1010I-01-079.040	MANAGED VENTURES CORPORATION	1200 HWY 90 STE 3256	BAY ST LOUIS	MS	39521
N	96787	1010I-01-079.001	OAKS LTD	C/O SUNSTATES MGE.	BILOXI	MS	39530
	3432	1010I-01-079.023	PANNELL DOROTHY	411 ST CHARLES COURT	GULFPORT	MS	39507
	3484	1010I-01-079.034	WELCOME HOMES LLC	4 RIVERSBEND DR	GULFPORT	MS	39507
	3487	1010I-01-079.035	RING CAROLINE A	412 ST CHARLES CT	GULFPORT	MS	39507
	3430	1010I-01-079.022	CODY RHONDA ANN	413 ST CHARLES CT	GULFPORT	MS	39507
	3511	1010I-01-079.041	ALLEN CONSTANCE F	403 MAGAZINE CIR	GULFPORT	MS	39507
	3490	1010I-01-079.038	SEYMOUR M ANNETTE	409 MAGAZINE CIR	GULFPORT	MS	39507
	3445	1010I-01-079.028	GUNN DAVID T & GINA M	401 ST CHARLES CT	GULFPORT	MS	39507
	3436	1010I-01-079.025	ALEXANDER ROSIE & HAMMERGREN HELEN	407 ST CHARLES ST	GULFPORT	MS	39507
	3456	1010I-01-079.031	MEREDITH ELEANOR G	404 ST CHARLES ST	GULFPORT	MS	39507
	3454	1010I-01-079.029	HAILE BRANDON BAHIN	400 SAINT CHARLES CT	GULFPORT	MS	39507
	3434	1010I-01-079.024	REYNOLDS JOEL C JR	409 SAINT CHARLES CT	GULFPORT	MS	39507
	338	1010I-01-079.014	BARNER BACKY -TRUSTEE-	2804 PALMER DR	GULFPORT	MS	39507
	3483	1010I-01-079.033	WASHBURN MATTHEW W & HUDSON ELLIO	408 ST CHARLES CT	GULFPORT	MS	39507
	3455	1010I-01-079.030	ROGER LILIAN	402 ST CHARLES CT	GULFPORT	MS	39507



Legend

-  Site
-  Street
-  Buildings
-  Water Features



1 inch = 150 feet



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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	72680	Legal Ad - IPL0294105		1.0	88.0L

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:
 12/03/25 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, December 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 2512ZB135, by owner Helen Hammergren, seeking approval for a side yard setback of 3.4 feet for proposed attached carport, Tax Parcel 10101-01-079.025, 407 St. Charles Court, Zoned R-2 (Single-family), Ward 2

Variance 2512ZB136, by owners Ian & Ashton Kramer, seeking approval for 10-foot rear setback requirement for proposed addition, Tax Parcel 07081-01-010.007, 16117 Brookfield Drive, Zoned R-1-15 (Single-family), Ward 7

Variance 2512ZB139, by owner Debbie Stovall Realty LLC, seeking approval for a 0-foot side yard setback for proposed detached carport, Tax Parcel 0811G-02-010.000, 1524 2nd Street, Zoned R-2 (Single-family), Ward 2

Variance 2512ZB140, by owner Debbie Stovall Realty LLC, seeking approval for a 6-foot rear yard setback for proposed detached carport, Tax Parcel 0811G-02-010.000, 1524 2nd Street, Zoned R-2 (Single-family), Ward 2

Variance 2512ZB143, by owners Diane & Russel Fletcher, seeking approval for a 3-foot side yard setback for a proposed accessory structure, Tax Parcel 0910B-02-002.000, 1528 Courthouse Road, Zoned R-1-7.5 (Single-family), Ward 4

Variance 2601ZB006, by agent Debra Price, requests 2 variances in regards to the placement of a proposed commercial structure: A) to allow an 18-foot front setback where 25 feet is required; B) to allow for a secondary frontage setback of 5 feet where 25 feet is required, Tax Parcel 0811C-05-005.000, 2700 26th Avenue, Zoned B-2 (General Business), Ward 3

Variance 2601ZB007, by agent Debra Price, seeking approval for parking that pulls out onto the right-of-way, Tax Parcel 0811C-05-005.000, 2700 26th Avenue, Zoned B-2 (General Business), Ward 3

This the 25th day of November 2025
 Nathan Boddie, Chairman
 City of Gulfport Zoning Board of Adjustment and Appeals
 IPL0294105
 Dec 3 2025

[Print Tearsheet Link](#)

[Marketplace Link](#)

Mary Castro



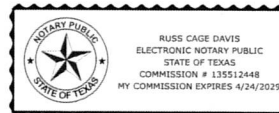
Mary Castro

Russ Cage Davis



Sworn to and subscribed before
 me on

Dec 3, 2025, 11:21 AM EST



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, December 18, 2025

Variance 2512ZB136: Variance 2512ZB136, by owners Ian & Ashton Kramer, seeking approval for 10 foot rear setback requirement for proposed addition, Tax Parcel 0708I-01-010.007, 16117 Brookfield Drive, Zoned R-1-15 (Single-family), Ward 7

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2512ZB136

Hearing Date: December 18, 2025

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

Legal: Variance 2512ZB136, by owners Ian & Ashton Kramer, seeking approval for 10 foot rear setback requirement for proposed addition, Tax Parcel 0708I-01-010.007, 16117 Brookfield Drive, 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 is requesting a rear setback variance of 10 feet where 15 feet is required to accommodate a porch extension, only deviating from the ordinance by 5 feet. The applicant's home is approximately 22 feet from the rear property line, and the proposed porch will extend 10 feet according to the site plan, which will leave the porch extension 12 feet from the property line, which will leave the applicant deviating from the ordinance by 3 feet. The applicant is asking for a 10-foot setback just in case the porch extends out a little further than expected.

- (a) The applicant notes that "the property shape of my lot is predominantly rectangular, with the residence situated closer to the rear property line." This statement does not adequately address the property being peculiar to the land, because this property exceeds the minimum building site requirement for the R-1-15 zoning district.
- (b) In the application, the applicant cites "the developer and/or builder (Adam's Homes) designed the lots and constructed the home toward the rear of the property line". The applicant does not address whether special conditions and circumstances result from their actions. The lean-to-porch extension itself is caused by the choice of applicant, therefore causing unnecessary hardship.
- (c) The applicant does not address the hardship for the variance, or how the physical character of the property would result in a hardship requiring the need for a variance. The applicant is creating the hardship by wanting to extend the porch. However, a zoning ordinance change may offer a reasonable solution.
- (d) The applicant does not address the question regarding the literal interpretations of the ordinance. The need for this variance is caused by the fact that the applicant wants to add a lean-to-porch extension.
- (e) The applicant states "no special privileges will be gained; there are other homes that have gone for similar variances". Upon staff research, one other property has gone for a rear setback 16118 Brookfield Dr. case # 2008ZB083.
- (f) This property is zoned R-1-15 (Single-Family), and a porch is allowed by right.

EXECUTIVE SUMMARY

The six criteria for hardship have not been met. This property is zoned R-1-15 and the minimum building site area is 15000 square feet. The applicant's square footage of the property is approximately 15,287 square feet. The home on the property is approximately 3300 square feet. The home was built to meet the zoning setback requirements of 25 feet in the front yard, 15 feet in the side yard and 15 feet in the rear yard. The applicant is creating the hardship by wanting to extend the porch. The applicant is requesting a rear setback variance of 10 feet where 15 feet is required to accommodate a porch extension, only deviating from the ordinance by 5 feet. The applicant's home is approximately 22 feet from the rear property line, and the proposed porch will extend 10 feet according to the site plan, which will leave the porch extension 12 feet from the property line, which will leave the applicant deviating from the ordinance by 3 feet. The applicant is asking for a 10-foot setback just in case the porch extends out a little further than expected. Upon staff research, one other property has gone for a rear setback variance for a shed, 16118 Brookfield Dr., case # 2008ZB083 and was approved.

Any approval should consider these conditions:

Technical Report

VARIANCE

1. Approval grants a variance of 5 feet for 10-foot rear yard setback where 15 feet is required.
2. Must comply with all current Building Codes and City of Gulfport Ordinances.

DEPARTMENTAL CONDITIONS

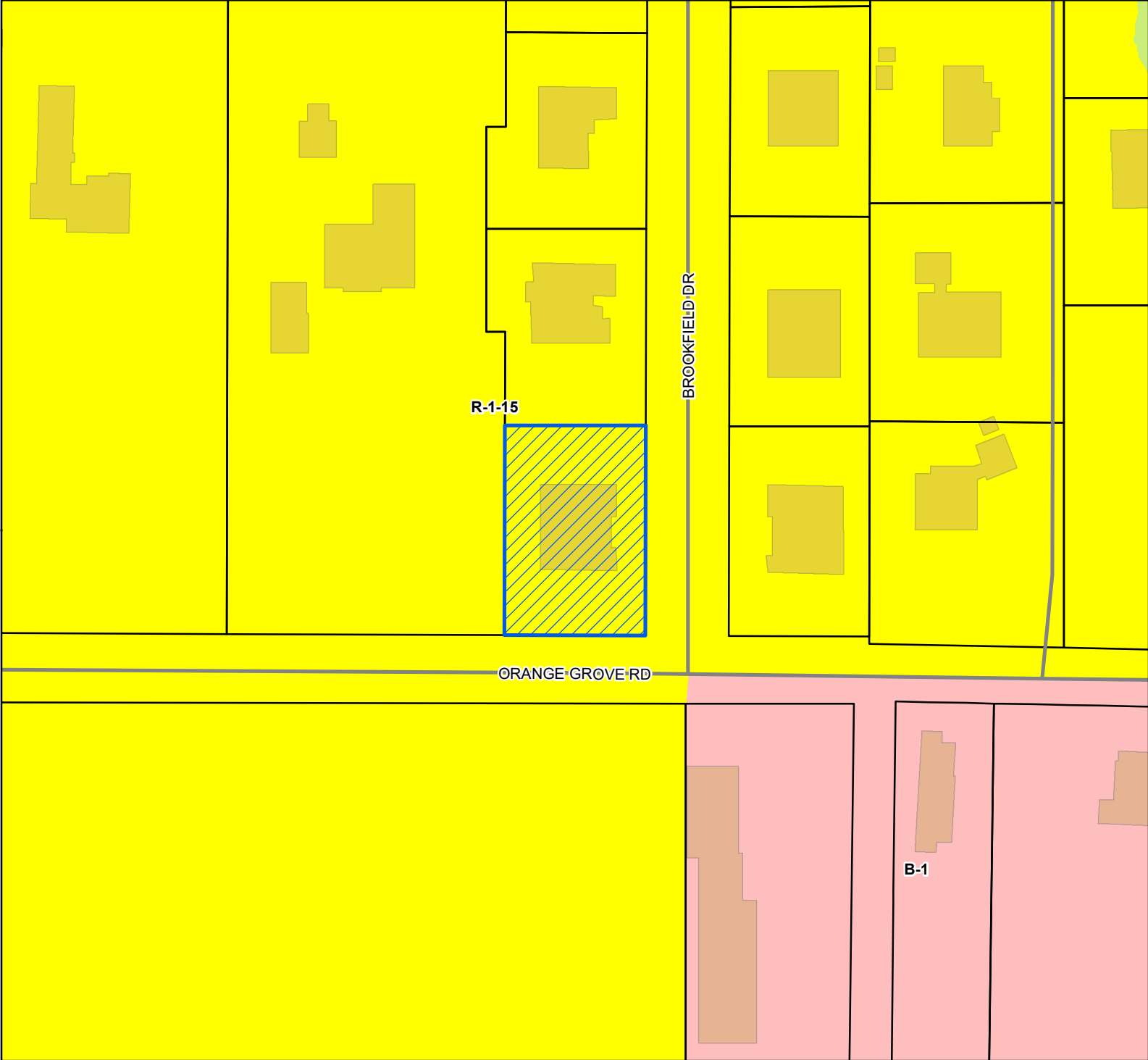
<u>Engineering:</u>	No conditions. Memo dated 12/8/25.
<u>Public Works:</u>	No conditions. Memo dated 12/8/25.
<u>Traffic and Safety:</u>	No conditions. Memo dated 12/8/25.
<u>Building Code Services:</u>	Must comply with all current Building Codes and City of Gulfport Ordinances. Memo dated 11/26/25.
<u>GIS:</u>	No conditions. Memo dated 12/1/25.
<u>Police Department:</u>	No comment as of 12/8/25.
<u>Fire Department:</u>	No conditions. Memo dated 3/5/2018.
<u>City Arborist:</u>	No conditions. Memo dated 12/8/25.

DIRECTOR APPROVAL

This report has been reviewed and approved by:

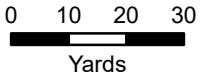


Greg Holmes
Director of Urban Development Department



- Site
 - Street
 - Parcels
 - Buildings
 - Water Features
 - City Limit
- Zoning**
- B-1 - Neighborhood Business District
 - R-1-15 - Single Family Residence District (Low Density)

Site Information
 0708I-01-010.007
 Zoning: R-1-15 (Single Family)
 Size: 15287.16 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.



VD 10/21/25
CASE NUMBER
251223136
A# 13541385

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	0	8	1	-	0	1	-	0	1	0	.	0	0	7																					

Property Address:

16117 Brookfield Dr Gulfport, MS 39503
Lot(s) 1 Block(s) _____ Subdivision Brookfield

General Description of Request: The home is 22 ft from rear setback. Requesting ^{rear} setback requirement be reduced from 15 to 10 feet to accomodate lean to porch extension

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**.



COVENANT AFFIDAVIT

I, Jan Kramer being property owner or agent of the property 16117 Brookfield Dr.
PRINT NAME PRIMARY ADDRESS OR PARCEL Gulfport, MS 39503
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

10/21/2025
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

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

[Signature]
NOTARY PUBLIC

05/22/2025
COMMISSION EXPIRATION



1. The property shape of my lot is predominantly rectangular, with the residence situated closer to the rear property line. The distance between the residence and the property line is only 22 feet, rendering all patio construction impractical due to the 15-foot setback requirement.
2. The developer and/or builder (Adam's Homes) designed the lots and constructed the home toward the rear of the property. This could have been rectified if the builder had built the home 10 feet closer to the east (front) property line. As this was a resale spec home, I lacked input regarding the attributes, model, or design of the property.
3. The primary challenge is that the builder constructed a home that does not provide an adequate setback from the rear of the property to accommodate a covered patio and enjoy outdoor time with my family. Given that our southern property line is situated on a main road, there are potential risks associated with active outdoor activities in the front yard.
4. As previously mentioned, the builder constructed the home 22 feet from the rear property line. The plat map attached illustrates the rear property line setback to 15 feet. Consequently, when applying for a permit to build a 10-foot covered patio, it violates zoning regulations. Furthermore, it is unusual for homeowners to lack sufficient space to erect a modest-sized lean to patio.
5. There are no special benefits gained. It is a common occurrence for homeowners to enjoy the same advantages regardless of whether they have adequate setbacks. In fact, two other neighbors have undergone similar processes to request variance due to the irregular shapes of their lots.
6. The proposed use would be permissible, as the sole obstacle is attributed to the builder's disregard for the consequences of constructing extremely close to the rear setback. The 10-foot patio would be utilized in a typical residential manner.

* I have adequate gated access on each side of the home to accommodate any utility services. However, there is ~~no~~ utilities located into rear of property. Main utility services are outside south of fence.

* I have also spoken with the property owner, Mercedes, and he is unaffected by the request.

LEGEND:

- ⊗ --- IRON ROD FOUND
- --- IRON PIPE FOUND
- --- IRON ROD SET
- ⋈ --- SPIKE FOUND
- △ --- SPIKE SET
- PP --- POWER POLE
- LP --- LIGHT POLE



NORTH
1" = 40'

MINIMUM BUILDING SETBACKS:

(AS PER RECORDED PLAT)

- FRONT YARD - 25 FEET
- REAR YARD - 15 FEET
- SIDE YARD - 15 FEET; UNLESS OTHERWISE NOTED
- NOTE: SETBACKS SUBJECT TO EASEMENT.

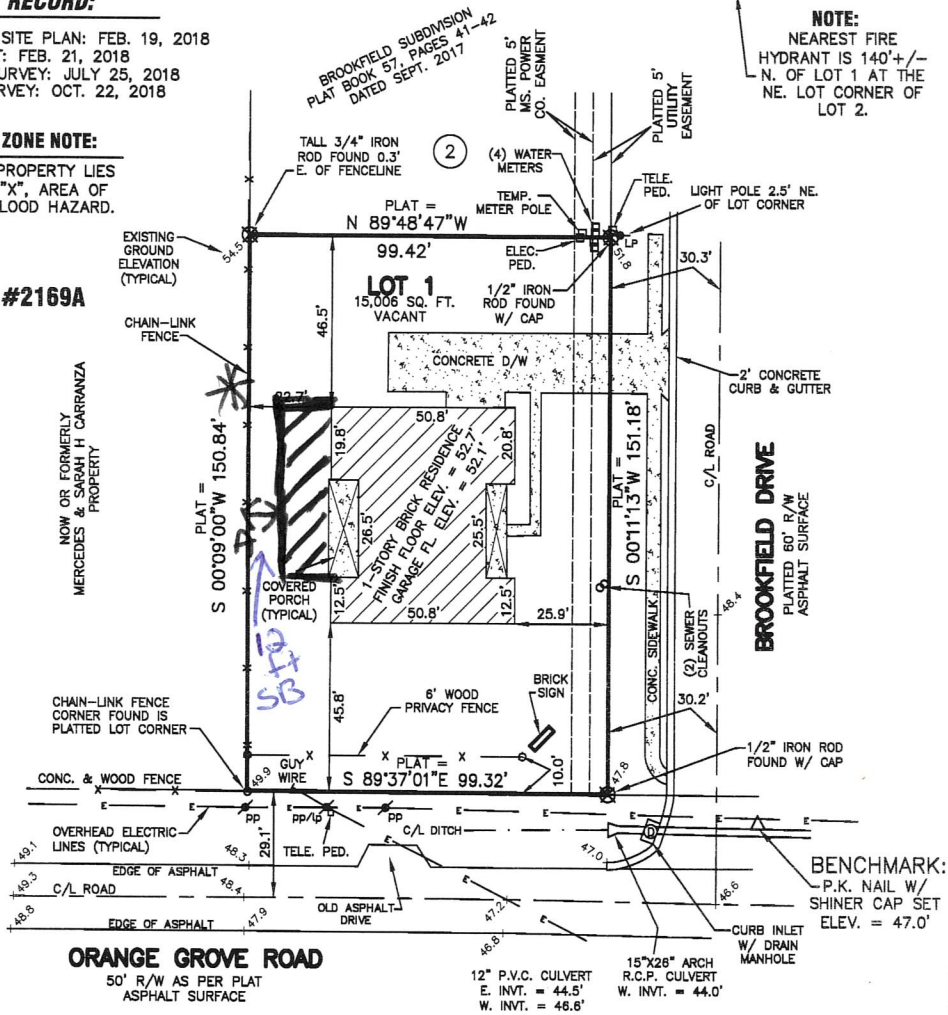
SURVEY RECORD:

ORIGINAL SITE PLAN: FEB. 19, 2018
STAKEOUT: FEB. 21, 2018
CONST. SURVEY: JULY 25, 2018
FINAL SURVEY: OCT. 22, 2018

FLOOD ZONE NOTE:

SUBJECT PROPERTY LIES IN ZONE "X", AREA OF MINIMAL FLOOD HAZARD.

MODEL #2169A



46 feet wide
10ft x 10ft D
Lead to Porch

(A)
Will leave approx. 12ft to property line

Gene Paul Stenum
10/21/2018

A FINAL SURVEY OF LOT 1, BROOKFIELD SUBDIVISION, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI.

THIS IS TO CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTY SHOWN HEREON AND THAT ALL DIMENSIONS AND OTHER DATA SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Gene Paul Stenum

OCTOBER 22, 2018

GENE PAUL STENUM, P.L.S. #2752

DATE OF FIELD SURVEY

ELEVATION BASIS:

ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY ON-LINE POSITIONING USER SERVICE (OPUS) SOLUTIONS REPORTS. (GEOID09 NAVD88) HAVING AN ESTIMATED VERTICAL PRECISION = 0.033M (0.11' +/-).

ADDITIONAL TIES WERE MADE TO N.G.S. VERTICAL BENCHMARK DISK "CENTRAL", WITH ACCURACY WITHIN 0.1' TO PUBLISHED ELEVATION OF NAVD 88 DATUM.

THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE "X", (see note), ACCORDING TO MAP NUMBER 28047C0255H, DATED DECEMBER 21, 2017.

PARTY CHIEF: JAG

DRAWN BY: JAG

SURVEY CLASS - "B"

SCALE: 1" = 40'

FOR: ADAM'S HOMES, LLC

NOTE: THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY CLIENT, WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

BEARINGS SHOWN HEREON ARE DERIVED BY: BASE-BEARING AS FOUND ON RECORDED SUBDIVISION PLAT.

STENUM SURVEYING, LLC.

PROFESSIONAL LAND SURVEYORS
8593 W. OAKLAWN ROAD
BILOXI, MISSISSIPPI 39532

PHONE: 228-392-5552
FAX: 228-392-6106
EMAIL: stenumsurvey@cableone.net



DATE: OCT. 22, 2018

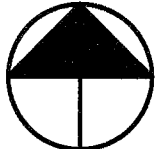
REVISED:

DRAWING NUMBER: 18032 LOT 1C.DWG

Copy to See before alterations

LEGEND:

- ⊗ --- IRON ROD FOUND
- --- IRON PIPE FOUND
- --- IRON ROD SET
- ⊗ --- SPIKE FOUND
- △ --- SPIKE SET
- PP --- POWER POLE
- LP --- LIGHT POLE



NORTH
1" = 40'

MINIMUM BUILDING SETBACKS:

(AS PER RECORDED PLAT)
FRONT YARD - 25 FEET
REAR YARD - 15 FEET
SIDE YARD - 15 FEET; UNLESS OTHERWISE NOTED
NOTE: SETBACKS SUBJECT TO EASEMENT.

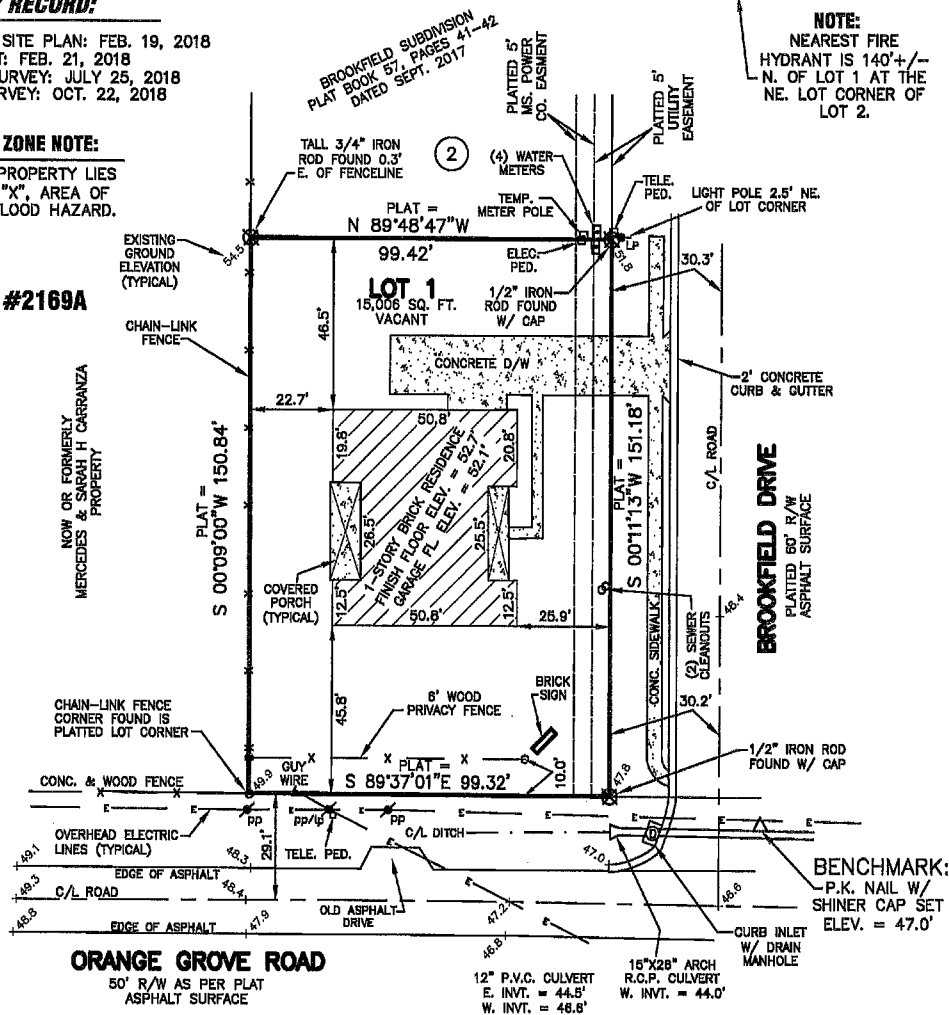
SURVEY RECORD:

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CONST. SURVEY: JULY 25, 2018
FINAL SURVEY: OCT. 22, 2018

FLOOD ZONE NOTE:

SUBJECT PROPERTY LIES IN ZONE "X", AREA OF MINIMAL FLOOD HAZARD.

MODEL #2169A



NOTE:
NEAREST FIRE HYDRANT IS 140'+/- N. OF LOT 1 AT THE NE. LOT CORNER OF LOT 2.

A FINAL SURVEY OF LOT 1, BROOKFIELD SUBDIVISION, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI.

THIS IS TO CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTY SHOWN HEREON AND THAT ALL DIMENSIONS AND OTHER DATA SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Gene Paul Stenum

OCTOBER 22, 2018

GENE PAUL STENUM, P.L.S. #2752

DATE OF FIELD SURVEY

ELEVATION BASIS:

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ADDITIONAL TIES WERE MADE TO N.G.S. VERTICAL BENCHMARK DISK "CENTRAL", WITH ACCURACY WITHIN 0.1' TO PUBLISHED ELEVATION OF NAVD 88 DATUM.

THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE "X", (see note), ACCORDING TO MAP NUMBER 28047C0255H, DATED DECEMBER 21, 2017.	PARTY CHIEF: JAG
	DRAWN BY: JAG

SURVEY CLASS - "B"	SCALE: 1" = 40'	FOR: ADAM'S HOMES, LLC
--------------------	-----------------	------------------------

NOTE: THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY CLIENT, WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.	BEARINGS SHOWN HEREON ARE DERIVED BY: BASE-BEARING AS FOUND ON RECORDED SUBDIVISION PLAT.
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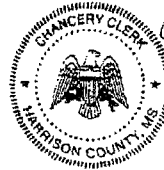
STENUM SURVEYING, LLC.
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8593 W. OAKLAWN ROAD
BILOXI, MISSISSIPPI 39532
PHONE: 228-392-5552
FAX: 228-392-6106
EMAIL: stenumsurvey@cableone.net



DATE: OCT. 22, 2018	REVISED:	DRAWING NUMBER: 18032 LOT 1C.DWG
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SCANNED



Angela Hunt 1st JUDICIAL DISTRICT
Instrument 2024-0017571-D-J1
Filed/Recorded 09/04/2024 10:22:01 AM
Total Fees 26.00
2 Pages Recorded

Prepared By:
David B. Pilger
Attorney at Law
1406 Bienville Blvd.
Ocean Springs, MS 39564
(228) 215-0011

Grantors:
John Bass
Nichole Washington
12392 Holland Drive
Gulfport, MS 39503
(228) 860-0141

Return To:
Pilger Title Co.
1406 Bienville Blvd.
Ocean Springs, MS 39564
(228) 215-0011

Grantees:
Ian Kramer
Ashton Kramer
16117 Brookfield Drive
Gulfport, MS 39503
(228) 224-4989

File No. O-24-170

INDEXING INSTRUCTIONS: Lot 1, Brookfield S/D, 1st JD, Harrison County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, we, **John Bass and Nichole Washington**, husband and wife, do hereby sell, convey and warrant unto **Ian Kramer and Ashton Kramer**, as joint tenants with right of survivorship and not as tenants in common, all of that certain tract, piece or parcel of land situated in the First Judicial District of Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

Lot 1, Brookfield 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 57 at Page 41.

This being the same property as that conveyed to John Bass and Nichole Washington recorded in the First Judicial District of Harrison County Chancery Clerk in Instrument #2019-10560-D-J1.

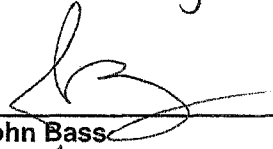
If this property is bounded by water, this conveyance includes any natural accretion, and is subject to any erosion due to the action of the elements. Such riparian and littoral rights as exist are conveyed herewith but without warranty as to their nature or extent. If any portion of the property is below the mean high tide watermark, or is coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act it is conveyed by quitclaim only.

Grantor(s) quitclaim any and all oil, gas, and other minerals owned, if any, to Grantee(s). No mineral search was requested or performed by preparer.

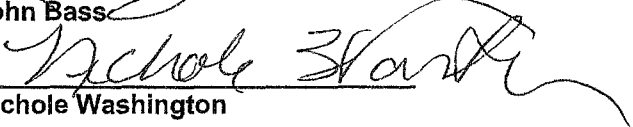
This conveyance is subject to any and all covenants, rights of way, easements, restrictions and reservations of record in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi.

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

WITNESS OUR SIGNATURES, on this the 29th day of August, 2024.



John Bass



Nichole Washington

ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 29th day of August, 2024, within my jurisdiction, the within named **John Bass** and **Nichole Washington**, who acknowledged that they executed the above and foregoing instrument.

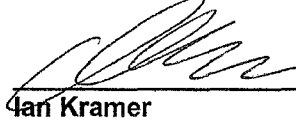


Notary Public

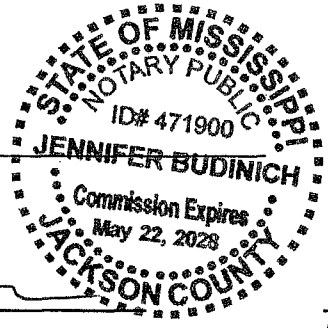
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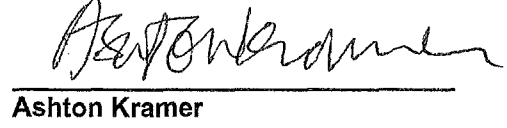
My commission expires: _____

DEED ACCEPTED BY:



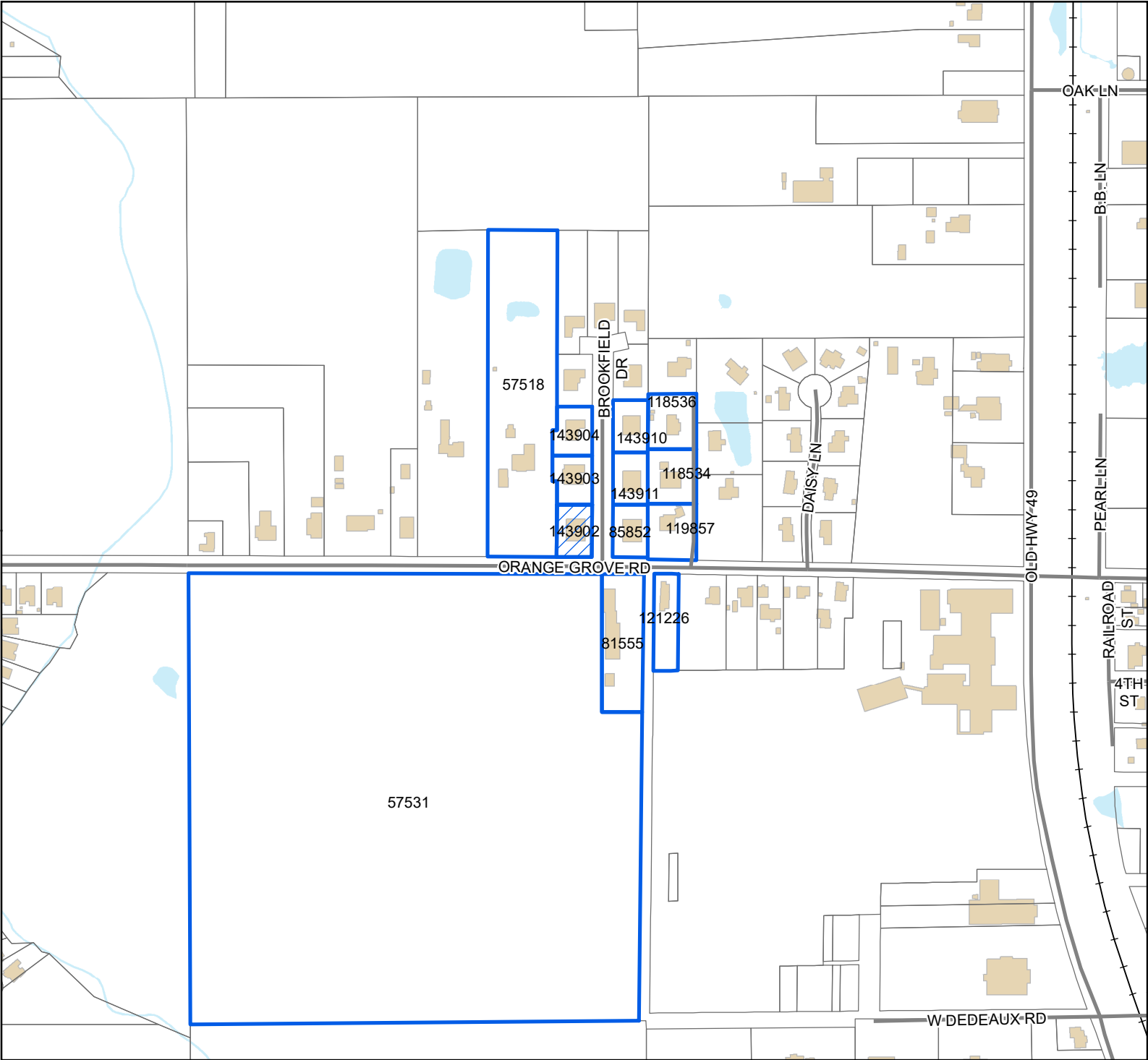
Ian Kramer










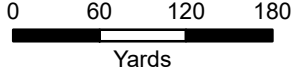
Ashton Kramer

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0708I-01-010.007	IAN & ASHTON KRAMER (OWNERS)	16117 BROOKFIELD DR	GULFPORT	MS	39503
			Adjacent Property Owners (2512ZB136)				
	119857	0708I-01-010.006	RILEY BRETT ALAN & GERRIE LEE	16128 ORANGE GROVE ROAD	GULFPORT	MS	39503
	85852	0708I-01-010.000	HENDON TAMEKA N & VICTORIAN ZORAN D	16118 BROOKFIELD DR	GULFPORT	MS	39503
	118534	0708I-01-010.003	EZELL WALTER D & BROOKS T	P O BOX 3714	GULFPORT	MS	39505
	81555	0708I-02-015.001	MCFARLAND WILLIAM R & SUSAN LEIGH	18294 WILD TURKEY COVE	SAUIER	MS	39574
	118536	0708I-01-010.004	COTTER LINDA	16120 ORANGE GROVE RD	GULFPORT	MS	39503
	57518	0708I-01-011.000	CARRANZA MERCEDES & SARAH-TRUSTEES-	P O BOX 6573	GULFPORT	MS	39506
	121226	0708I-02-014.001	PAULK LAURA F	16127 ORANGE GROVE RD	GULFPORT	MS	39503
	57531	0708I-02-015.000	GRADY FAMILY LTD PARTNERSHIP	16352 ORANGE GROVE RD	GULFPORT	MS	39503
N	143902	0708I-01-010.007	BASS JOHN & NICHOLE WASHINGTON	16117 BROOKFIELD DR	GULFPORT	MS	39503
	143903	0708I-01-010.008	BARNES KENYA D & JANICE M	16123 BROOKFIELD DR	GULFPORT	MS	39503
	143904	0708I-01-010.009	HERMETZ ASHTON ROSE & KRAMER IAN	16127 BROOKFIELD DR	GULFPORT	MS	39503
	143910	0708I-01-010.015	COCHRAN SCOTT MITCHELL & AMY MERRIT	16128 BROOKFIELD DR	GULFPORT	MS	39503
	143911	0708I-01-010.016	THAI BRENDA & BILLY KI ANG	16124 BROOKFIELD DR	GULFPORT	MS	39503



Legend

-  Site
-  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	72680	Legal Ad - IPL0294105		1.0	88.0L

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 under-
 signed, 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:
 12/03/25 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, December 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 25122B135, by owner Helen Hambergren, seeking approval for a side yard setback of 3.4 feet for proposed attached carport, Tax Parcel 10101-01-079.025, 407 St. Charles Court, Zoned R-2 (Single-family), Ward 2

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Variance 25122B139, by owner Debbie Stovall Realty LLC, seeking approval for a 0-foot side yard setback for proposed detached carport, Tax Parcel 0811G-02-010.000, 1524 2nd Street, Zoned R-2 (Single-family), Ward 2

Variance 25122B140, by owner Debbie Stovall Realty LLC, seeking approval for a 6-foot rear yard setback for proposed detached carport, Tax Parcel 0811G-02-010.000, 1524 2nd Street, Zoned R-2 (Single-family), Ward 2

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This the 25th day of November 2025
 Nathan Boddie, Chairman
 City of Gulfport Zoning Board of Ad-
 justment and Appeals
 IPL0294105
 Dec 3 2025

[Print Tearsheet Link](#)

[Marketplace Link](#)

Mary Castro



Mary Castro

Russ Cage Davis



Sworn to and subscribed before
 me on

Dec 3, 2025, 11:21 AM EST



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, December 18, 2025

Variance 2512ZB139: Variance 2512ZB139, by owner Debbie Stovall Reality LLC, seeking approval for a 0-foot side yard setback where 8 feet is required for the proposed detached carport, Tax Parcel 0811G-02-010.000, 1524 2nd Street, Zoned R-2 (Single-family), Ward 2

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2512ZB139

Hearing Date: December 18, 2025

Current Zoning/Use: R-2 / Single Family Home

Legal: Variance 2512ZB139, by owner Debbie Stovall Reality LLC, seeking approval for a 0-foot side yard setback for proposed detached carport, Tax Parcel 0811G-02-010.000, 1524 2nd Street, Zoned R-2 (Single-family), 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 in order to construct a carport with a 0' side yard setback where 8' is required. The proposed structure will also require a rear setback variance. If either of these variances are denied, a new site plan would need to be provided before being permitted. It should be noted that there are multiple structures in the surrounding area built into the required setback, however, they were not granted variances and are most likely pre-existing non-conforming.

- (a) The applicant claims that the pre-existing slab constructed by the previous owner created the special condition that resulted in this hardship.
- (b) The applicant states that the pre-existing concrete slab and fence constructed by the previous owner created the hardship. However, it is clear to staff that the proposed structure could be moved as to prevent the need for a variance. It is clear that the applicant is causing the need for a variance.
- (c) The applicant does not directly answer this question. However, they previously stated that due to the location of the pre-existing slab a hardship was created. It is clear to staff that amending the zoning ordinance would not offer a reasonable solution.
- (d) The applicant claims that many other people in the area also have structures in the required setback. It is clear to staff that the literal interpretation of the ordinance would not allow the applicant to build this structure.
- (e) The applicant claims that no special privilege will be granted to them as many of their neighbors have similar structures. The applicant states that the hardship was created by the previous owner and that they would be constructing a carport that would be in line with the neighborhood. However, it is clear to staff that a hardship is not present.
- (f) This property is zoned R-2, and an accessory structure is allowed by right.

EXECUTIVE SUMMARY

The six criteria for a hardship have not been met. The applicant requests a variance in order to construct a carport with a 0' side yard setback where 8' is required. It is clear to staff that a 0' setback has potential to create issues for the neighboring property in the future. It should be noted that there are multiple structures in the surrounding area built into the required setback; however, they were not granted variances and are most likely pre-existing non-conforming. Due to the proposed structure requiring two variances, a new site plan will need to be proposed if either is denied.

Any approval should consider these conditions:

- 1. Approval would allow for a structure to be built with a 0' side yard setback where 8' is required.
- 2. Must control storm water runoff onto the adjacent property. Construction Materials must be non-combustible and/or have a fire resistance rating of 1-Hour

DEPARTMENTAL CONDITIONS

Engineering:

No conditions. Memo dated 12/08/2025.

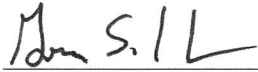
Technical Report

VARIANCE

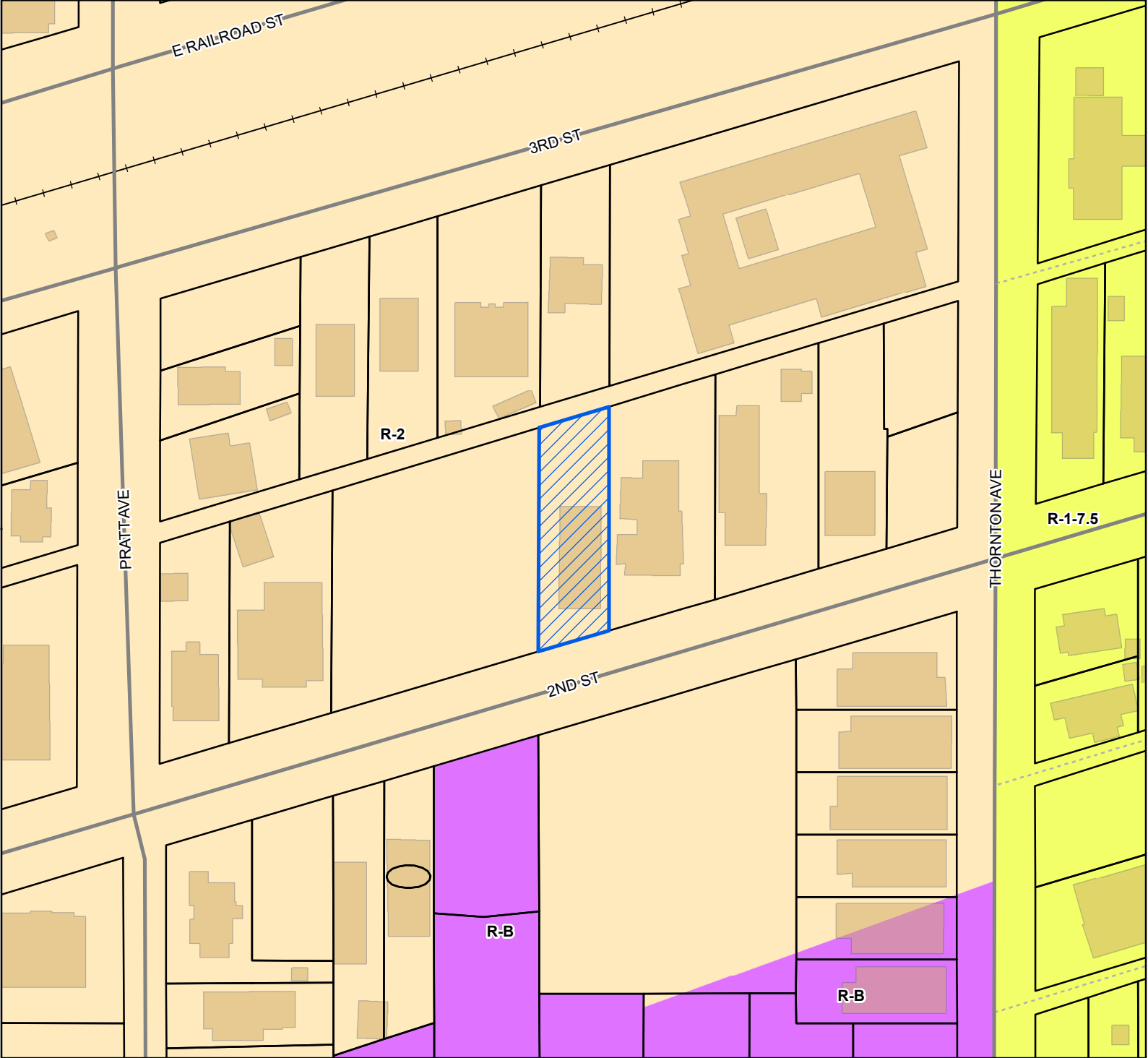
- Public Works:** No conditions. Memo dated 12/08/2025.
- Traffic and Safety:** No conditions. Memo dated 12/08/2025.
- Building Code Services:** Must control storm water runoff onto the adjacent property. Construction Materials must be non-combustible and/or have a fire resistance rating of 1-Hour. Memo dated 11/26/2025.
- GIS:** No conditions. Memo dated 12/01/2025.
- Police Department:** No comment as of 12/08/2025.
- Fire Department:** No conditions. Memo dated 11/26/2025.
- City Arborist:** No comment as of 12/08/2025.
- Leisure Services:** No conditions. Memo dated 12/02/2025.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department

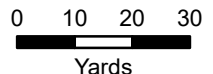


- Site
- Street
- Alley
- Railroad
- Parcels
- Buildings
- City Limit

Zoning

- R-1-7.5 - Single Family Residence District (Low Density)
- R-2 - Single Family Residence District (Medium Density)
- R-B - Residence-Business District

Site Information
 0811G-02-010.000
 Zoning: R-2 (Single Family)
 Size: 8193.78 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 10/22/25
CASE NUMBER
251023139
R# 13543801

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

08116-02-010.000	

Property Address:

1524 2nd Street Gulfport, MS 39501
Lot(s) 12 & 13 Block(s) 7 Subdivision Soria

General Description of Request: Variance for
carport on back of lot - Existing slab
and fencing was in place at time of purchase.
Variance for 0' side yard set back where 8' 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**.

Debbie Stovall



Covenant Affidavit

I, Debbie Stovall, being owner or agent of the property 1524 2nd St Gulfport, MS
PRINT NAME PRIMARY ADDRESS OR PARCEL 39501

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

Debbie U. Stovall
Signature

October 22, 2025
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 22nd day of October, 2025

Samuel Sweeting

05/22/2027
Commission Expiration

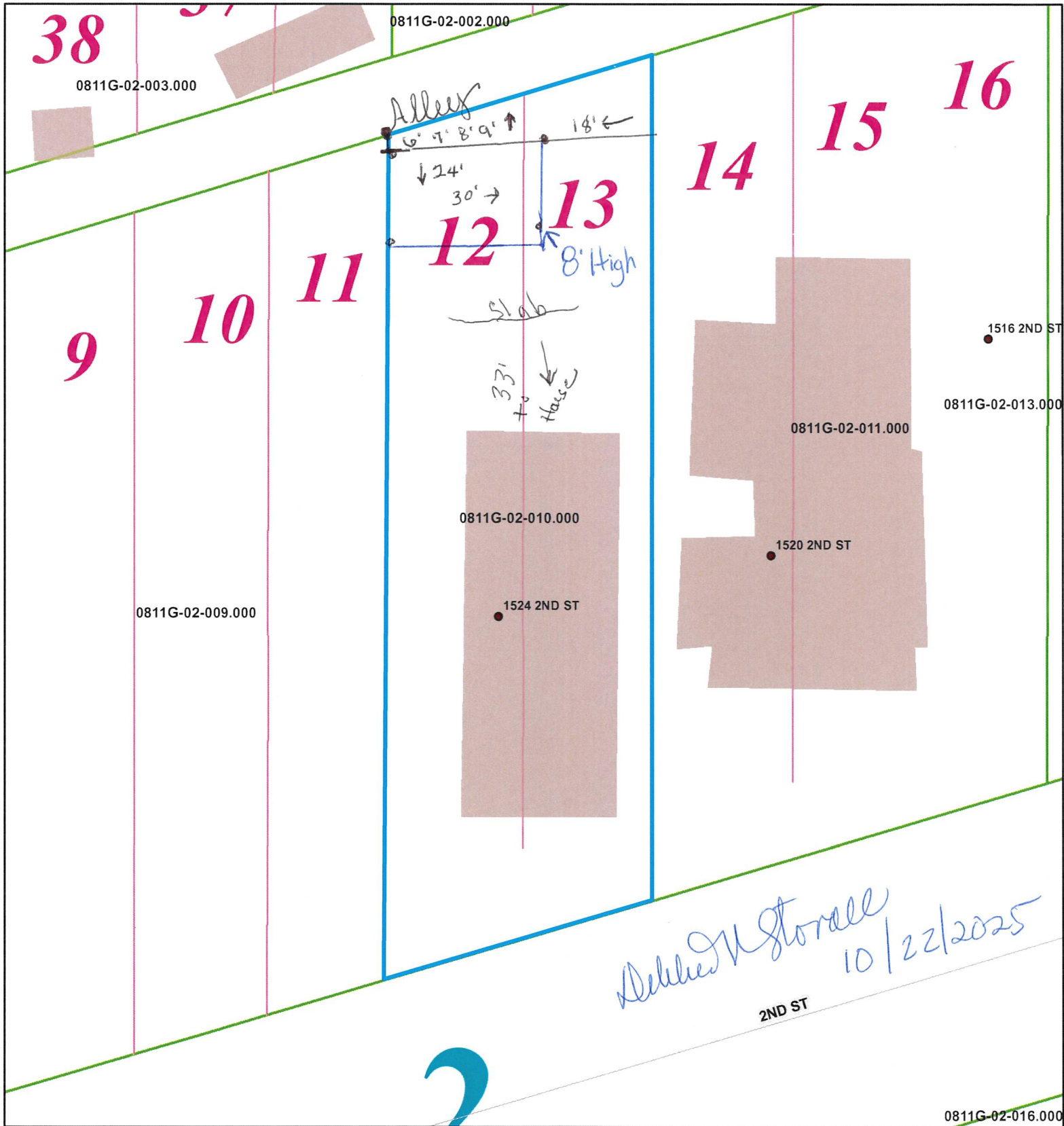
Notary Public



Variance Submissions

Debbie Stovall

- # 1. The property had a slab off Alley with wood fence on both sides at property lines when I purchased it.
- # 2. For our safety and for safety of our cars and golf cart. My car was struck on Drivers side sitting on 2nd St. The sun is already showing damage to vehicles. A covered carport is necessary for our protection. From rain + sun.
- # 3. Pre existing concrete slab and fencing are creating a hardship. Previous owners had this done.
- # 4. I am not asking for special privileges. Because of the situation the previous owners put me in. I need this permit under the conditions that were in place. The neighbors on Alley have same features.
- # 5. Granting a variance for this submission would be used as some other lands and structures in same Alley. Not asking for more than what is consistent in the area.
- # 6. Permiss



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1 inch = 25 feet

Area Map

 Parcels

Printed 10/22/2025





Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
Debbie Stovall Realty, LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	942478
Status:	Good Standing
Effective Date:	12/18/2008
State of Incorporation:	Mississippi
Principal Office Address:	1036 Lake Front Drive Summit, MS 39666

Registered Agent

Name
Stovall, Debbie
1036 Lakefront Drive
Summit, MS 39666

Officers & Directors

Name	Title
Debbie Stovall 1036 Lakefront Drive Summit, MS 39666	Manager
Deborah N Stovall 1036 LAKEFRONT DR SUMMIT, MS 39666	Manager



Angela Howard 1st JUDICIAL DISTRICT
Instrument 2025-0000095-D-J1
Filed/Recorded 01/03/2025 10:20:01 AM
Total Fees 26.00
2 Pages Recorded

PREPARED BY:
Julien K. Byrne III
Attorney at Law
311 East Second St.
Pass Christian, MS 39571
(228) 452-9408
Mississippi Bar Number: 7654

RETURN TO:
Julien K. Byrne III
Attorney at Law
311 East Second St.
Pass Christian, MS 39571
(228) 452-9408

STATE OF MISSISSIPPI

COUNTY OF HARRISON

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, **CLEMENT E. STOVALL, JR. and wife, DEBORAH N. STOVALL**, 1036 Lake Front Drive, Summit, MS 39666, 228-216-4520, do hereby sell, convey and warrant unto **DEBBIE STOVALL REALTY, LLC**, a Mississippi limited liability company, 1036 Lake Front Drive, Summit, MS 39666, 228-216-4520, the following described real property situated in Harrison County, State of Mississippi, described as:

Lots 12 and 13, Block 7, SORIA CITY SUBDIVISION, as per the official map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi.

The above described property is conveyed subject to restrictions, reservations and easements of record.

It is agreed and understood that the taxes for the current year and all subsequent year taxes are specifically assumed by the Grantees.

Witness the signature of the Grantor this 2nd day of January, 2024⁵.

Clement E. Stovall, Jr.
CLEMENT E. STOVALL, JR.

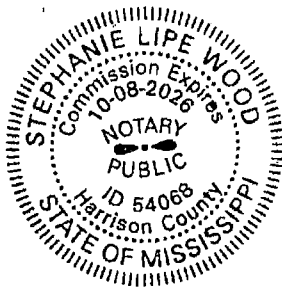
Deborah N. Stovall
DEBORAH N. STOVALL

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named CLEMENT E. STOVALL, JR. and wife, DEBORAH N. STOVALL, who acknowledged that they executed the above and foregoing instrument on the day and in the year therein written.

Given under my hand and official seal of office this 2nd day of January, 2024⁵



Stephanie Li Wood
NOTARY PUBLIC

My Commission Expires: 10/08/2026







AFFIX SEAL

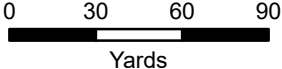
The preparer of this deed is acting as a scrivener only and has not made a search of the title on this property therefore gives no title opinion as to the condition of the title. The grantor and grantee by delivery and accepting and recording this instrument agrees, accepts and understands this paragraph.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0811G-02-010.000	DEBBIE STOVALL REALTY LLC (OWNER)	1036 LAKE FRONT DRIVE	SUMMIT	MS	39666
			Adjacent Property Owners (2512ZB139)				
	34483	0811G-02-014.000	KRIMSON INVESTMENTS LLC	8218 RIDGEWOOD DR	KILN	MS	39556
	34482	0811G-02-013.000	MENARD ROBERT S & LYNN L TRUST	1512 2ND ST	GULFPORT	MS	39501
	34580	0811G-01-062.000	REYNOLDS SARA	1520 E RAILROAD ST	GULFPORT	MS	39501
	34581	0811G-01-061.000	HENDRICKS DEBRA L	1223 HALMARK DR	JACKSON	MS	39206
	34578	0811G-01-064.000	JOHNSONHILL INVESTMENTS LLC	6 STONESTHROW DR	LAUREL	MS	39440
	34488	0811G-02-002.000	DAVIDSON ROBERTA O & JOE L JR	809 JOSEPH AVENUE	GULFPORT	MS	39501
	87964	0811G-02-009.000	FINLEY ROSEMARY B	20111 LOVERS LN	LONG BEACH	MS	39560
	34576	0811G-01-066.000	HAWTHORNE MATTIE & FLINTALL EMMA	1435 22ND ST	GULFPORT	MS	39501
	34480	0811G-02-011.000	BOX ADAM C & KRISTEN MERRITT	1520 2ND ST	GULFPORT	MS	4E+08
	34582	0811G-01-060.000	LOWRY JESSIE P ETAL	P O BOX 39	MOUND BAYOU	MS	38762
	87968	0811G-02-017.000	MARSHALL HOLDING'S LLC	2350 TWIN BAY VIEW	FT WALTON BEACH	FL	32547
	34410	0811G-02-019.000	HERRINGTON KIMBERLY B	1535 2ND ST	GULFPORT	MS	39501
N	34577	0811G-01-065.000	JOHNSONHILL INVESTMENTS LLC	6 STONESTHROW DR	LAUREL	MS	39440
	34479	0811G-02-010.000	FITE GREGORY J & SHANDRA H	1524 2ND STREET	GULFPORT	MS	39501
	34487	0811G-02-001.000	HICKORY GULFPORT LLC	1712 ARABIAN DR	LOXAHATCHEE	FL	33470
	34412	0811G-02-018.000	BEACH TOWN REALTY LLC	9744 RAVINE AVE	LAS VEGAS	NV	89117
N	104916	0811G-02-017.001	MARSHALL HOLDING'S LLC	2350 TWIN BAY VIEW	FT WALTON BEACH	FL	32547
	124781	0811G-02-003.002	MAUREPAS HOLDINGS LLC	11519 OAKLAWN RD	BILOXI	MS	39532
	124780	0811G-02-003.001	FOWLER LAVELL	2107 23RD AVE UNIT A	GULFPORT	MS	39501
	34489	0811G-02-003.000	1519 3RD STREET LLC	39 PALMETTO	KENNER	LA	70065
	147766	0811G-02-016.001	KIOSEFF DONA & WILLIAM HUGHES	1535 THORNTON AVE	GULFPORT	MS	39501
	147772	0811G-02-016.002	RSGG INVESTMENT HOLDINGS GROUP LLC	13928 PUERTO DR	OCEAN SPRINGS	MS	39564
	34418	0811G-02-016.000	GULF COAST LIFESTYLE COMMUNITIES LL	1402 PASS RD	GULFPORT	MS	39501
	34476	0811G-02-008.000	KS INVESTMENTS LLC	13440 WOODLAND DR	GULFPORT	MS	39503



Legend

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



1 inch = 200 feet



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 PO BOX 1780
 GULFPORT, MS 39502
 accountspayable@gulfport-ms.gov;sasmith@gulfport-ms.gov

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This the 25th day of November 2025
 Nathan Boddie, Chairman
 City of Gulfport Zoning Board of Adjustment and Appeals
 IPL0294105
 Dec 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:
 12/03/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Mary Castro



Mary Castro

Russ Cage Davis



Sworn to and subscribed before
 me on

Dec 3, 2025, 11:21 AM EST



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, December 18, 2025

Variance 2512ZB140: Variance 2512ZB140, by owner Debbie Stovall Reality LLC, seeking approval for a 6-foot rear yard setback where 8 feet is required for the proposed detached carport, Tax Parcel 0811G-02-010.000, 1524 2nd Street, Zoned R-2 (Single-family), Ward 2

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2512ZB140

Hearing Date: December 18, 2025

Current Zoning/Use: R-2 / Single Family Home

Legal: Variance 2512ZB140, by owner Debbie Stovall Reality LLC, seeking approval for a 6-foot rear yard setback where 8 feet is required for the proposed detached carport, Tax Parcel 0811G-02-010.000, 1524 2nd Street, Zoned R-2 (Single-family), Ward 2

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

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The applicant requests a variance in order to construct a carport with a 6' rear yard setback where 8' is required. The proposed structure will also require a side setback variance. If either of these variances are denied, a new site plan would need to be provided before being permitted. It should be noted that there are multiple structures in the surrounding area built into the required setback, however, they were not granted variances and are most likely pre-existing non-conforming.

- (a) The applicant claims that the pre-existing slab constructed by the previous owner created the special condition that resulted in this hardship.
- (b) The applicant states that the pre-existing concrete slab and fence constructed by the previous owner created the hardship. However, it is clear to staff that the proposed structure could be moved as to prevent the need for a variance. It is clear that the applicant is causing the need for a variance.
- (c) The applicant does not directly answer this question. However, they previously stated that due to the location of the pre-existing slab a hardship was created. It is clear to staff that amending the zoning ordinance would not offer a reasonable solution.
- (d) The applicant claims that many other people in the area also have structures in the required setback. It is clear to staff that the literal interpretation of the ordinance would not allow the applicant to build this structure.
- (e) The applicant claims that no special privilege will be granted to them as many of their neighbors have similar structures. The applicant states that the hardship was created by the previous owner and that they would be constructing a carport that would be in line with the neighborhood. However, it is clear to staff that a hardship is not present.
- (f) This property is zoned R-2, and an accessory structure is allowed by right.

EXECUTIVE SUMMARY

The six criteria for a hardship have not been met. The applicant requests a variance in order to construct a carport with a 6' rear setback where 8' is required. It is clear to staff that there is room on the property to construct the structure without the need for a variance. It should be noted that there are multiple structures in the surrounding area built into the required setback; however, they were not granted variances and are most likely pre-existing non-conforming. Due to the proposed structure requiring two variances, a new site plan will need to be proposed if either is denied.

Any approval should consider these conditions:

1. Approval would allow for a structure to be built with a 6' rear setback where 8' is required.
2. Must comply with all Building Code rules and regulations.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 12/08/2025.

Public Works: No conditions. Memo dated 12/08/2025.

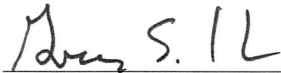
Technical Report

VARIANCE

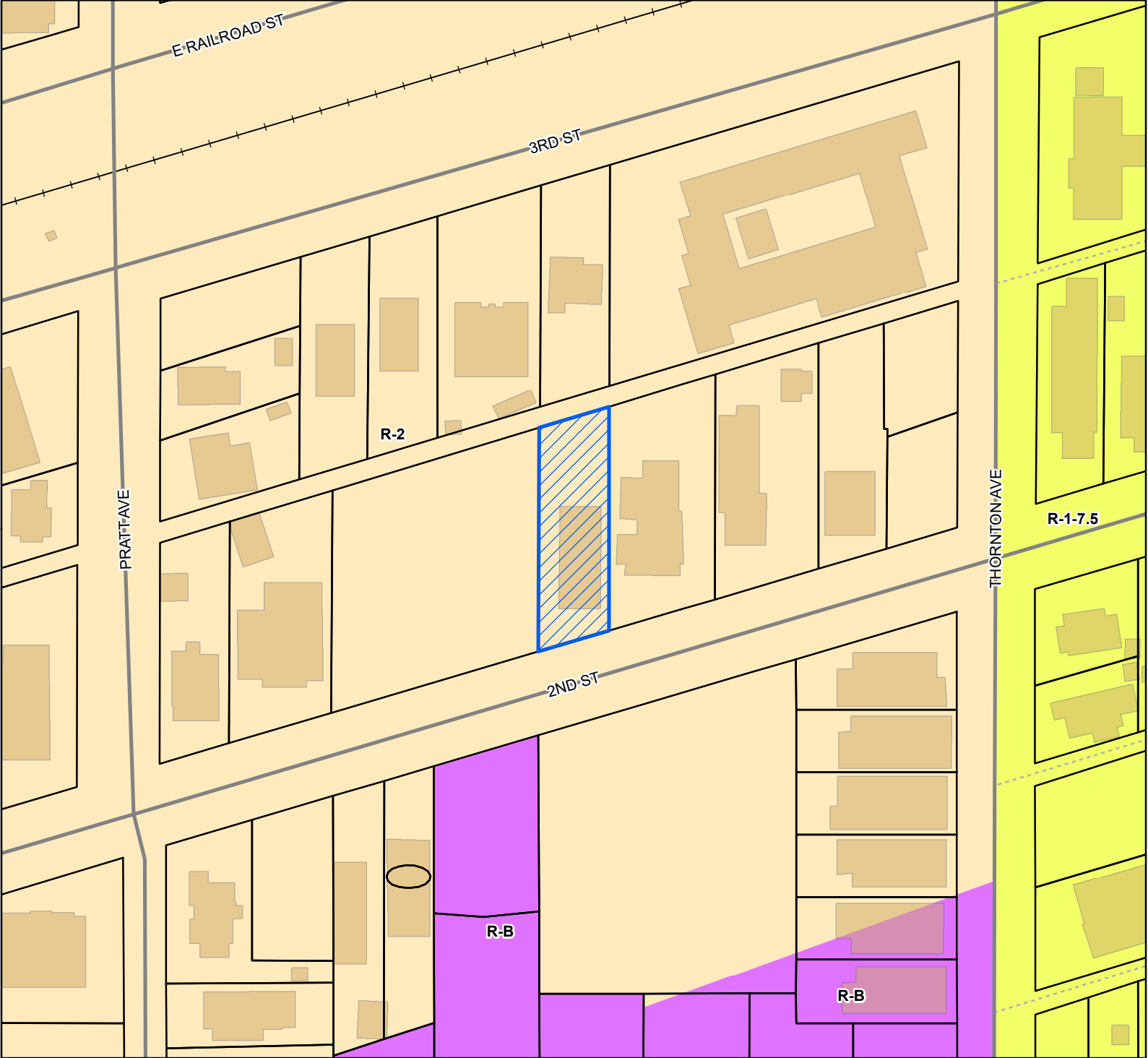
- Traffic and Safety:** No conditions. Memo dated 12/08/2025.
- Building Code Services:** Must comply with all Building Code rules and regulations. Memo dated 11/26/2025.
- GIS:** No conditions. Memo dated 12/01/2025.
- Police Department:** No comment as of 12/08/2025.
- Fire Department:** No conditions. Memo dated 11/26/2025.
- City Arborist:** No comment as of 12/08/2025.
- Leisure Services:** No conditions. Memo dated 12/02/2025.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



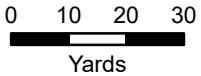
Greg Holmes
Director of Urban Development Department



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

- Zoning**
- R-1-7.5 - Single Family Residence District (Low Density)
 - R-2 - Single Family Residence District (Medium Density)
 - R-B - Residence-Business District

Site Information
 0811G-02-010.000
 Zoning: R-2 (Single Family)
 Size: 8193.78 sqft
 Flood: X



1 inch = 100 feet



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WO 10/22/25
 CASE NUMBER
 251020140
 R# 13543806

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	8	1	1	6	-	0	2	-	0	1	0	.	0	0	0																								

Property Address:

1524 2nd Street Gulfport, MS 39501
 Lot(s) 12 + 13 Block(s) 7 Subdivision Soria

General Description of Request:

Variance For 6' rear setback
where 8' is required. For detached Carport 10x8

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:

Deborah N Stovall
 Printed Name of Owner
1036 Lake Front Dr
 Mailing Address
Summit MS 39666
 City State Zip Code
228-216-4520
 Home Phone Work/Cell Phone
d.stovallrealty@att.net
 Email
Deborah N Stovall
 Signature of Owner
Deborah N Stovall

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, Debbie Stovall, being owner or agent of the property 1524 2nd St Gulfport, Ms
PRINT NAME PRIMARY ADDRESS OR PARCEL
39501

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

Debbie Stovall
Signature

October 22, 2025
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 22nd day of October, 2025
05/22/2027

Samuel Sweeting
Notary Public

Commission Expiration



Variance SUBMISSIONS

Debbie Stovall

- # 1. The property had a slab off Alley with wood fence on both sides at property lines. When I purchased it.
- # 2. For our safety and for safety of our cars and golf cart. My car was struck on Drivers side sitting on 2nd St. The sun is already showing damage to vehicles. A covered carport is necessary for our protection. From rain + sun.
- # 3. Pre existing concrete slab and fencing are creating a hardship. Previous owners had this done.
- # 4. I am not asking for special privileges. Because of the situation the previous owners put me in. I need this permit under the conditions that were in place. The neighbors on Alley have same features.
- # 5. Granting a variance for this submission would be used as some other lands and structures in same Alley. Not asking for more than what is consistent in the area.
- # 6. Permiss

38

0811G-02-003.000

0811G-02-002.000

16

15

14

13

12

11

10

9

1516 2ND ST

0811G-02-013.000

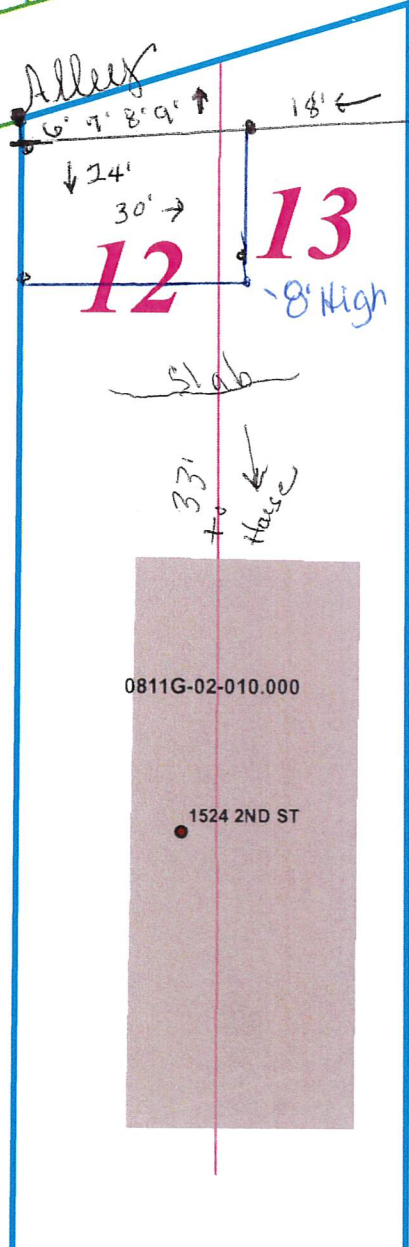
0811G-02-011.000

1520 2ND ST

0811G-02-010.000

1524 2ND ST

0811G-02-009.000



Delbert K Storall
DHS
 10/22/2025
 2ND ST

0811G-02-016.000




DATA DISCLAIMER:

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1 inch = 25 feet

Area Map

 Parcels



Printed 10/22/2025



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
Debbie Stovall Realty, LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	942478
Status:	Good Standing
Effective Date:	12/18/2008
State of Incorporation:	Mississippi
Principal Office Address:	1036 Lake Front Drive Summit, MS 39666

Registered Agent

Name
Stovall, Debbie
1036 Lakefront Drive
Summit, MS 39666

Officers & Directors

Name	Title
Debbie Stovall 1036 Lakefront Drive Summit, MS 39666	Manager
Deborah N Stovall 1036 LAKEFRONT DR SUMMIT, MS 39666	Manager



Angela Hunt 1st JUDICIAL DISTRICT
Instrument 2025-0000095-D-J1
Filed/Recorded 01/03/2025 10:20:01 AM
Total Fees 26.00
2 Pages Recorded

PREPARED BY:
Julien K. Byrne III
Attorney at Law
311 East Second St.
Pass Christian, MS 39571
(228) 452-9408
Mississippi Bar Number: 7654

RETURN TO:
Julien K. Byrne III
Attorney at Law
311 East Second St.
Pass Christian, MS 39571
(228) 452-9408

STATE OF MISSISSIPPI

COUNTY OF HARRISON

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, **CLEMENT E. STOVALL, JR. and wife, DEBORAH N. STOVALL**, 1036 Lake Front Drive, Summit, MS 39666, 228-216-4520, do hereby sell, convey and warrant unto **DEBBIE STOVALL REALTY, LLC**, a Mississippi limited liability company, 1036 Lake Front Drive, Summit, MS 39666, 228-216-4520, the following described real property situated in Harrison County, State of Mississippi, described as:

Lots 12 and 13, Block 7, SORIA CITY SUBDIVISION, as per the official map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi.

The above described property is conveyed subject to restrictions, reservations and easements of record.

It is agreed and understood that the taxes for the current year and all subsequent year taxes are specifically assumed by the Grantees.

Witness the signature of the Grantor this 2nd day of January, 2024⁵.

Clement E. Stovall, Jr.
CLEMENT E. STOVALL, JR.

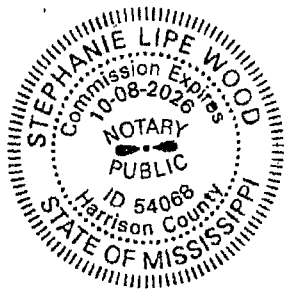
Deborah N. Stovall
DEBORAH N. STOVALL

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named **CLEMENT E. STOVALL, JR. and wife, DEBORAH N. STOVALL**, who acknowledged that they executed the above and foregoing instrument on the day and in the year therein written.

Given under my hand and official seal of office this 2nd day of January, 2024⁵



Stephanie Lipe Wood
NOTARY PUBLIC

My Commission Expires: 10/08/2026







AFFIX SEAL

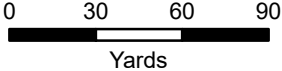
The preparer of this deed is acting as a scrivener only and has not made a search of the title on this property therefore gives no title opinion as to the condition of the title. The grantor and grantee by delivery and accepting and recording this instrument agrees, accepts and understands this paragraph.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0811G-02-010.000	DEBBIE STOVALL REALTY LLC (OWNER)	1036 LAKE FRONT DRIVE	SUMMIT	MS	39666
			Adjacent Property Owners (2512ZB140)				
	34483	0811G-02-014.000	KRIMSON INVESTMENTS LLC	8218 RIDGEWOOD DR	KILN	MS	39556
	34482	0811G-02-013.000	MENARD ROBERT S & LYNN L TRUST	1512 2ND ST	GULFPORT	MS	39501
	34580	0811G-01-062.000	REYNOLDS SARA	1520 E RAILROAD ST	GULFPORT	MS	39501
	34581	0811G-01-061.000	HENDRICKS DEBRA L	1223 HALMARK DR	JACKSON	MS	39206
	34578	0811G-01-064.000	JOHNSONHILL INVESTMENTS LLC	6 STONESTHROW DR	LAUREL	MS	39440
	34488	0811G-02-002.000	DAVIDSON ROBERTA O & JOE L JR	809 JOSEPH AVENUE	GULFPORT	MS	39501
	87964	0811G-02-009.000	FINLEY ROSEMARY B	20111 LOVERS LN	LONG BEACH	MS	39560
	34576	0811G-01-066.000	HAWTHORNE MATTIE & FLINTALL EMMA	1435 22ND ST	GULFPORT	MS	39501
	34480	0811G-02-011.000	BOX ADAM C & KRISTEN MERRITT	1520 2ND ST	GULFPORT	MS	4E+08
	34582	0811G-01-060.000	LOWRY JESSIE P ETAL	P O BOX 39	MOUND BAYOU	MS	38762
	87968	0811G-02-017.000	MARSHALL HOLDING'S LLC	2350 TWIN BAY VIEW	FT WALTON BEACH	FL	32547
	34410	0811G-02-019.000	HERRINGTON KIMBERLY B	1535 2ND ST	GULFPORT	MS	39501
N	34577	0811G-01-065.000	JOHNSONHILL INVESTMENTS LLC	6 STONESTHROW DR	LAUREL	MS	39440
	34479	0811G-02-010.000	FITE GREGORY J & SHANDRA H	1524 2ND STREET	GULFPORT	MS	39501
	34487	0811G-02-001.000	HICKORY GULFPORT LLC	1712 ARABIAN DR	LOXAHATCHEE	FL	33470
	34412	0811G-02-018.000	BEACH TOWN REALTY LLC	9744 RAVINE AVE	LAS VEGAS	NV	89117
N	104916	0811G-02-017.001	MARSHALL HOLDING'S LLC	2350 TWIN BAY VIEW	FT WALTON BEACH	FL	32547
	124781	0811G-02-003.002	MAUREPAS HOLDINGS LLC	11519 OAKLAWN RD	BILOXI	MS	39532
	124780	0811G-02-003.001	FOWLER LAVELL	2107 23RD AVE UNIT A	GULFPORT	MS	39501
	34489	0811G-02-003.000	1519 3RD STREET LLC	39 PALMETTO	KENNER	LA	70065
	147766	0811G-02-016.001	KIOSEFF DONA & WILLIAM HUGHES	1535 THORNTON AVE	GULFPORT	MS	39501
	147772	0811G-02-016.002	RSGG INVESTMENT HOLDINGS GROUP LLC	13928 PUERTO DR	OCEAN SPRINGS	MS	39564
	34418	0811G-02-016.000	GULF COAST LIFESTYLE COMMUNITIES LL	1402 PASS RD	GULFPORT	MS	39501
	34476	0811G-02-008.000	KS INVESTMENTS LLC	13440 WOODLAND DR	GULFPORT	MS	39503



Legend

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



1 inch = 200 feet



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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	72680	Legal Ad - IPL0294105		1.0	88.0L

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:
 12/03/25 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, December 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 25122B135, by owner Helen Hammergren, seeking approval for a side yard setback of 3.4 feet for proposed attached carport, Tax Parcel 10101-01-079.025, 407 St. Charles Court, Zoned R-2 (Single-family), Ward 2

Variance 25122B136, by owners Ian & Ashton Kramer, seeking approval for 10-foot rear setback requirement for proposed addition, Tax Parcel 07081-01-010.007, 16117 Brookfield Drive, Zoned R-1-15 (Single-family), Ward 7

Variance 25122B139, by owner Debbie Stovall Realty LLC, seeking approval for a 0-foot side yard setback for proposed detached carport, Tax Parcel 0811G-02-010.000, 1524 2nd Street, Zoned R-2 (Single-family), Ward 2

Variance 25122B140, by owner Debbie Stovall Realty LLC, seeking approval for a 6-foot rear yard setback for proposed detached carport, Tax Parcel 0811G-02-010.000, 1524 2nd Street, Zoned R-2 (Single-family), Ward 2

Variance 25122B143, by owners Diane & Russel Fletcher, seeking approval for a 3-foot side yard setback for a proposed accessory structure, Tax Parcel 0910B-02-002.000, 1528 Courthouse Road, Zoned R-1-7.5 (Single-family), Ward 4

Variance 2601ZB006, by agent Debra Price, requests 2 variances in regards to the placement of a proposed commercial structure: A) to allow an 18-foot front setback where 25 feet is required; B) to allow for a secondary frontage setback of 5 feet where 25 feet is required, Tax Parcel 0811C-05-005.000, 2700 26th Avenue, Zoned B-2 (General Business), Ward 3

Variance 2601ZB007, by agent Debra Price, seeking approval for parking that pulls out onto the right-of-way, Tax Parcel 0811C-05-005.000, 2700 26th Avenue, Zoned B-2 (General Business), Ward 3

This the 25th day of November 2025
 Nathan Boddie, Chairman
 City of Gulfport Zoning Board of Adjustment and Appeals
 IPL0294105
 Dec 3 2025

[Print Tearsheet Link](#)

[Marketplace Link](#)

Mary Castro



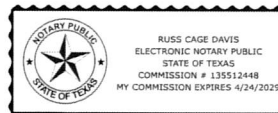
Mary Castro

Russ Cage Davis



Sworn to and subscribed before
 me on

Dec 3, 2025, 11:21 AM EST



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, December 18, 2025

Variance 2512ZB143: Variance 2512ZB143, by owners Diane & Russel Fletcher, seeking approval for a 3-foot side yard setback where 8 feet is required for a proposed accessory structure, Tax Parcel 0910B-02-002.000, 1528 Courthouse Road, Zoned R-1-7.5 (Single-family), Ward 4

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2512ZB143

Hearing Date: December 18, 2025

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

Legal: Variance 2512ZB143, by owners Diane & Russel Fletcher, seeking approval for a 3-foot side yard setback where 8 feet is required for a proposed accessory structure, Tax Parcel 0910B-02-002.000, 1528 Courthouse Road, 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 setback 3 feet for the side yard where 8 feet is required to place a shed in the side yard.

- (a) The applicant states they have a paved driveway where they want to put the shed and that they need the setback variance to have it on the concrete. While that statement is true, this does not indicate that their property is unique to the surrounding area.
- (b) The applicant states that the driveway was already there when they purchased the house. This statement does not answer the question, as the existence of a driveway does not mandate the existence of a shed to be within said driveway.
- (c) This variance is requested to allow the applicant to place a storage shed in their driveway. A change to the ordinance may offer a reasonable solution to this circumstance.
- (d) The applicant does not address the question regarding the literal interpretations of the ordinance. It is noted that there are several structures in this neighborhood that do not meet the 8-foot setback requirement. These structures range from accessory structures to existing houses. It should be noted that these structures likely existed prior to the current ordinance or were placed illicitly. While approval of this petition would technically establish precedence in this area, it would be within harmony with the surrounding structures.
- (e) The applicant believes that no special rights would be conferred onto them. As stated prior, there are several properties in the surrounding area that appear to not meet the 8-foot setback and as such, approval of this petition would not grant any special rights to the applicant.
- (f) This property is zoned R-1-7.5, and an accessory structure is allowed by right.

EXECUTIVE SUMMARY

The five criteria for hardship have not been met. The applicant requests a variance setback of 3 feet for a side yard setback where 8 feet is required to place a storage shed. It should be noted that while the surrounding area has several existing structures that do not meet the 8-foot setback requirements, since these structures existed prior to the established ordinance or was placed illicitly, an approval would establish precedence in this area.

Any approval should consider these conditions:

1. Allows for a side yard setback of 3 feet
2. Must meet all Planning and Zoning rules and regulations.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 12/08/2025.

Public Works: No conditions. Memo dated 12/08/2025.

Traffic and Safety: No conditions. Memo dated 12/08/2025.

Building Code Services: Must comply with all current Building Codes and City of Gulfport Ordinances. Memo dated 11/26/2025.

Technical Report

VARIANCE

GIS: No conditions. Memo dated 12/01/2025.

Police Department: No comment as of 12/08/2025.

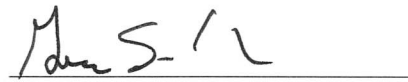
Fire Department: No conditions. Memo dated 11/26/2025.

City Arborist: No comment as of 12/08/2025.

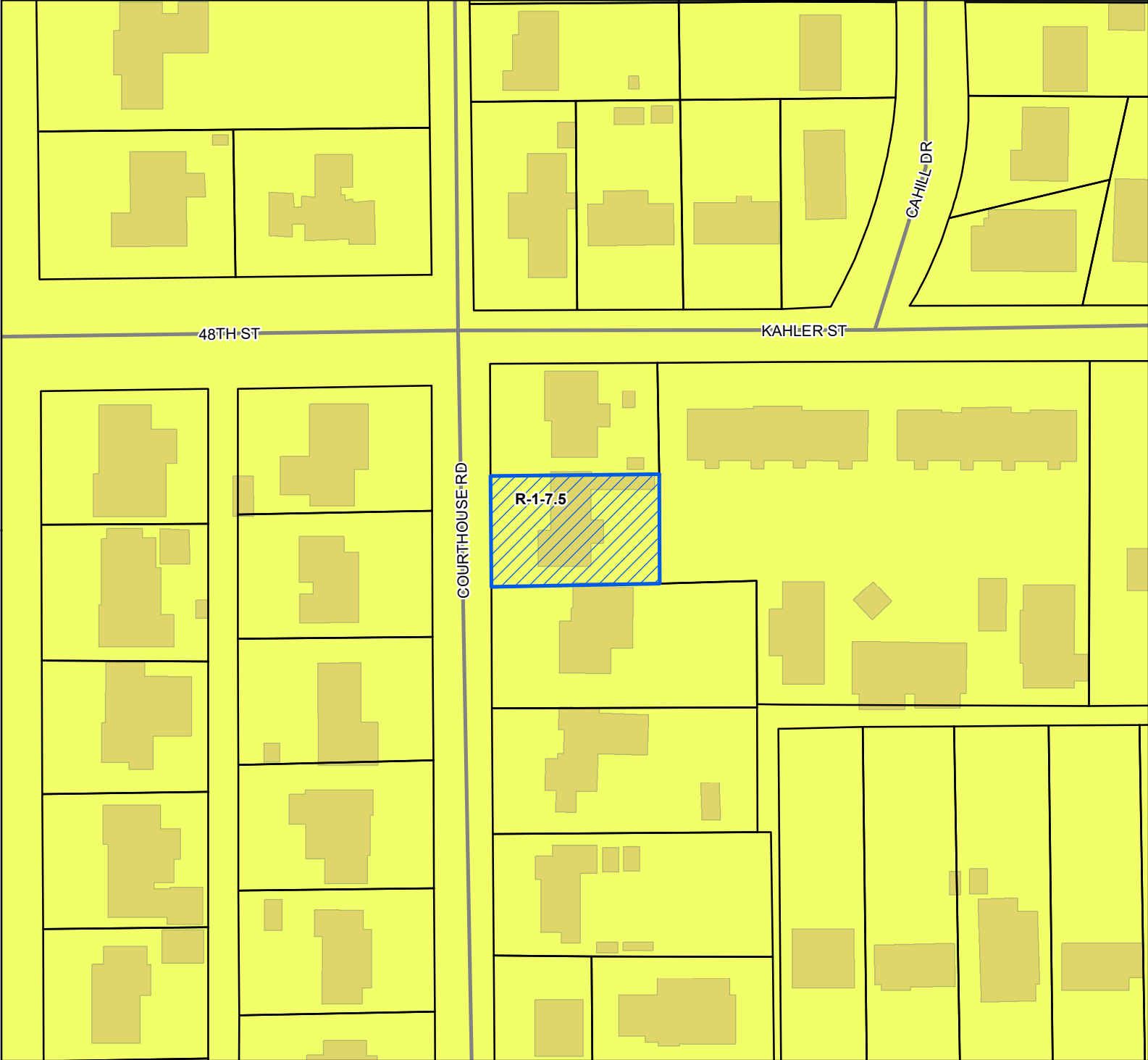
Leisure Services: No conditions. Memo dated 12/02/2025.








DIRECTOR APPROVAL

This report has been reviewed and approved by:

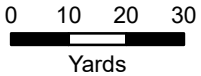


Greg Holmes
Director of Urban Development Department



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

Site Information
 0910B-02-002.000
 Zoning: R-1-7.5 (Single Family)
 Size: 9578.31 sqft
 Flood: X



1 inch = 100 feet



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WA 10/30/25
CASE NUMBER
25122B143
RH#13551204

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

09	108	-	02	-	002	.	000													

Property Address:

1528 Cowhorse Road Gulfport, MS 39507
Lot(s) _____ Block(s) _____ Subdivision Bayou View

General Description of Request:

3 foot setback where
8 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*.



Covenant Affidavit

Diane Fletcher being owner or agent of the property 1528 Cowhouse Rd.
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

Diane Fletcher 10/28/2025
Signature Date

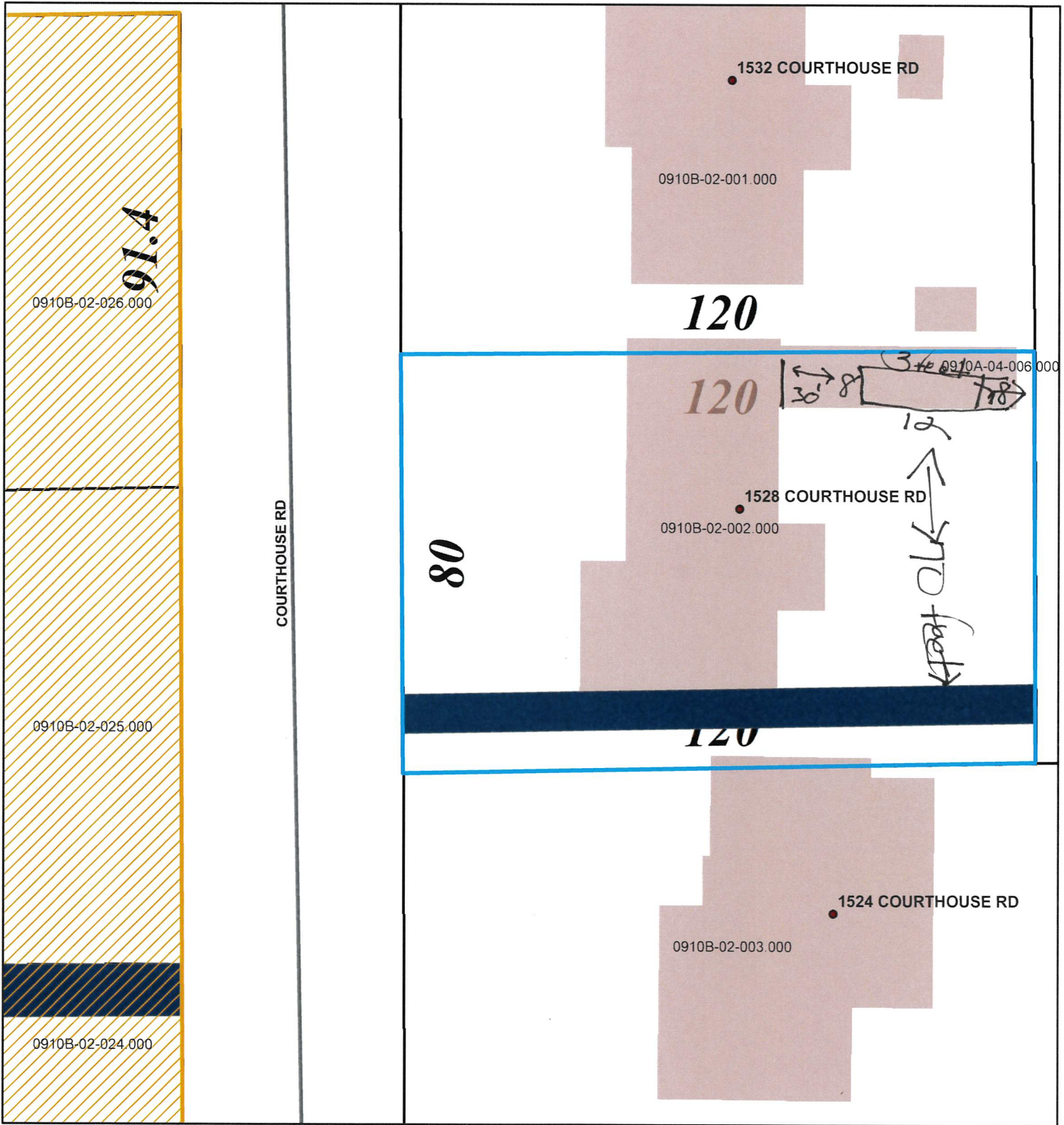
STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 30th day of October, 20 25

Mauda Welch
Notary Public



1. I have paved driveway where I want to put storage shed behind the house. I need a 3 foot variance in order to be on the concrete.
2. Driveway was already there when I purchased the house
3. Being a senior citizen a paved surface is softer than grass for walking on
4. If placed the 8 feet from the fence (property line) it will be half on the concrete and half on the grass
5. I do not believe I would be granted anything special
6. Concrete driveway extending to the back of property line before our purchase




1 inch = 25 feet



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Area Map

 Parcels



Printed 10/27/2025

e-RECORDED ORIGINAL



1st JUDICIAL DISTRICT
INSTRUMENT 2025-0018717-D-J1
FILED/RECORDED 8/27/2025 3:17:01 PM
TOTAL FEES \$26.00
2 PAGES RECORDED

Our File #B250737

Prepared by & Return To: Schwartz, Orgler, Jordan & Williams, PLLC
2137 E Pass Rd, Ste B Gulfport MS 39507, 228-388-7441

STATE OF MISSISSIPPI

COUNTY OF HARRISON Index: Gulfport M & B, parcel in Sec. 25-7-11, Bounded on W by Courthouse Road, Harrison County, MS 1st JD.

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,

Martha Saucier Allen, a single person,

10900 East Taylor Road, #E169, Gulfport, MS 39503, 228-861-0412

does hereby sell, convey and warrant unto

Diane Fletcher and Russell Fletcher

1528 Courthouse Road, Gulfport, MS 39507, 970-589-7240

as tenants by the entirety with full rights of survivorship and not as tenants in common,

the following described land and property being located in the First Judicial District of Harrison

County, Mississippi, being more particularly described as follows, to-wit:

That certain lot or parcel of land described as beginning at the intersection of the south line of Kahler Street with the East line of Courthouse Road and running thence South along the East margin of Courthouse Road a distance of 80 feet to the point of beginning; from said point of beginning; running thence East and parallel with the South margin of Kahler Street a distance of 120 feet to an iron pipe; running thence South on a line parallel with the East line of Courthouse Road a distance of 80 feet to an iron pipe; running thence West and parallel with the South line of Kahler Street a distance of 120 feet to an iron pipe on the East margin of Courthouse Road; running thence North along said East margin 80 feet to the point of beginning. Said property being located in and a part of Section 25, Township 7 South, Range 11 West, Harrison County, Mississippi, and being a part of the lot conveyed by Huff Edwards and wife to C.M. Plummer by deed recorded in Book 508 Pages 413-14 of the land deed records of Harrison County, Mississippi, First Judicial District.

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 THE SIGNATURE of the undersigned, on this the 27th day of August, 2025.

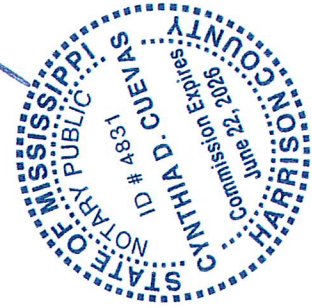

Martha Saucier Allen

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Martha Saucier Allen, who acknowledged that the above and foregoing instrument was signed and delivered as the free and voluntary act and deed of the Grantor on the day and in the year therein mentioned.

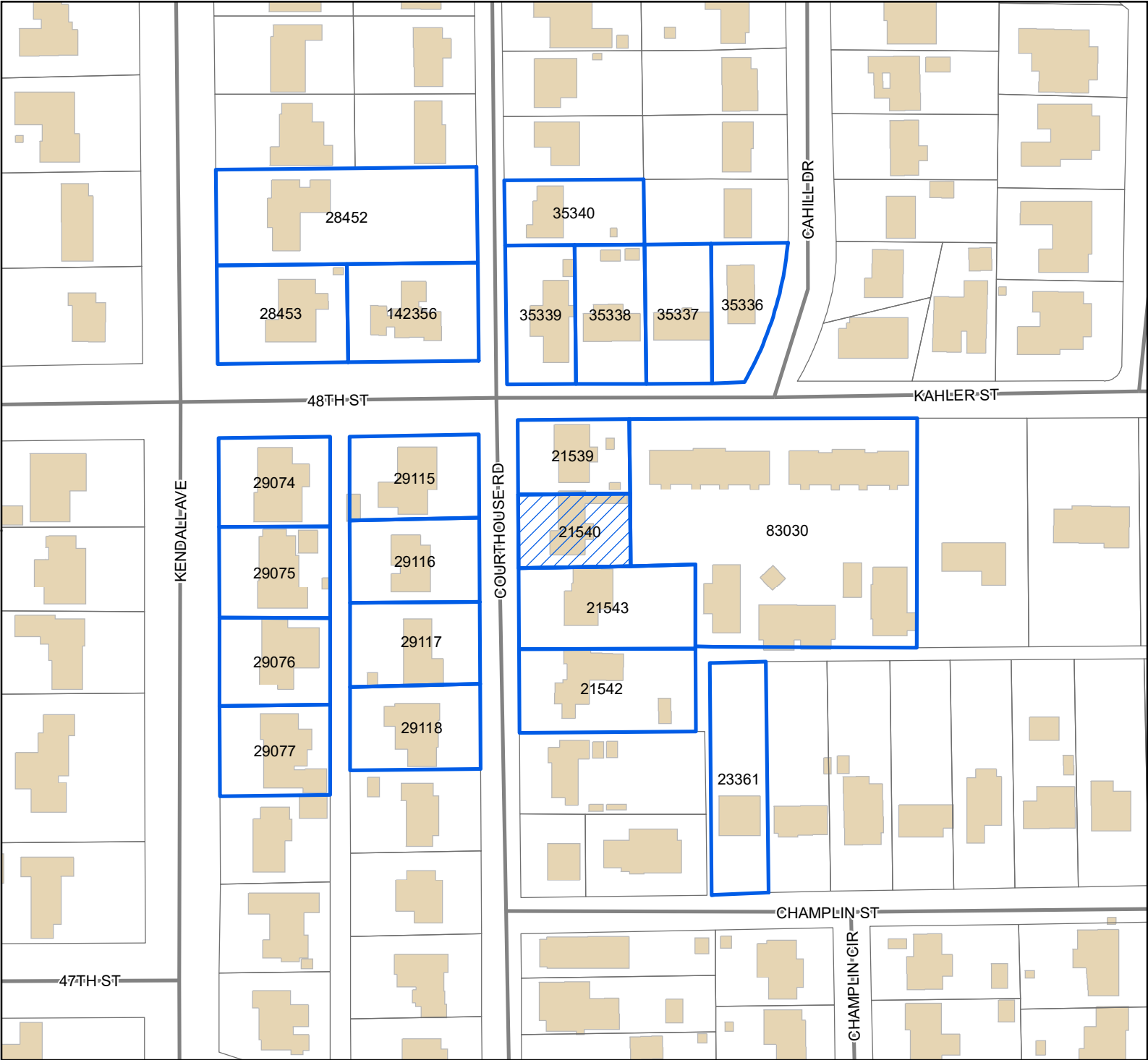
GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 27th day of August, 2025.


NOTARY PUBLIC



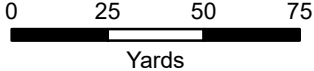
My Commission Expires:

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0910B-02-002.000	DIANE & RUSSELL FLETCHER (OWNERS) Adjacent Property Owners (2512ZB143)	1528 COURTHOUSE RD	GULFPORT	MS	39507
	21542	0910B-02-004.000	BATES COURTNEY D & JEFFREY LOUIS	1516 COURTHOUSE RD	GULFPORT	MS	39507
	23361	0910A-04-007.000	WALKER CORI L	100 45TH ST	GULFPORT	MS	39507
	28452	0910B-01-045.000	HARVEY KRISTIN M	4802 KENDALL AVE	GULFPORT	MS	39507
	35339	0910B-01-018.000	GUNDLACH LU BETH & MICHAEL L	1600 COURTHOUSE RD	GULFPORT	MS	39507
	35340	0910B-01-019.000	PRICE DEBRA ANN & MICHAEL T	2701 25TH AVENUE	GULFPORT	MS	39501
	35337	0910B-01-016.000	DODSON LISA P	5114 KENDALL AVE	GULFPORT	MS	39507
	35338	0910B-01-017.000	KILPATRICK KATE ELIZABETH -L/E-	412 KAHLER ST	GULFPORT	MS	39507
N	21540	0910B-02-002.000	ALLEN MARTHA SAUCIER	1528 COURTHOUSE RD	GULFPORT	MS	39507
	21539	0910B-02-001.000	GRAVES M E	1532 COURTHOUSE RD	GULFPORT	MS	39507
	21543	0910B-02-003.000	ROUSE BARBARA LOIS -L/E-	1524 COURTHOUSE RD	GULFPORT	MS	4E+08
	29077	0910B-02-030.000	ROCHA STEVE A	4704 KENDALL AVE	GULFPORT	MS	39507
	29118	0910B-02-023.000	MITCHELL SAMANTHA D	4705 COURTHOUSE ROAD	GULFPORT	MS	39507
	35336	0910A-03-040.000	DAY JOAN M	72 BAYOU CIR	GULFPORT	MS	39507
	29075	0910B-02-028.000	CAMPBELL DANA T & MARGARET A	4708 KENDALL AVE	GULFPORT	MS	39507
	29076	0910B-02-029.000	LEWIS JACQUELYN -TRUSTEE-	4706 KENDALL AVE	GULFPORT	MS	39507
	28453	0910B-01-046.000	GREB WILLIAM H	4800 KENDALL AVE	GULFPORT	MS	39507
N	83030	0910A-04-006.000	WELLINGTON PLACE CONDOS	SENEFELDERSTRASSE 6			0
	29115	0910B-02-026.000	WALTERS ROBBIE JOAN-TRUSTEE	4711 COURTHOUSE RD	GULFPORT	MS	39507
	29074	0910B-02-027.000	KEATING ISABELLE	4710 KENDALL AVE	GULFPORT	MS	39507
	29116	0910B-02-025.000	VANDERFORD KRUZE T & STEPHANIE K	4709 COURTHOUSE RD	GULFPORT	MS	39501
	29117	0910B-02-024.000	PATTERSON BETH	4707 COURTHOUSE RD	GULFPORT	MS	39507
	142356	0910B-01-046.001	BOGGS DAVID R	4801 COURTHOUSE RD	GULFPORT	MS	39507



Legend

-  Site
-  Street
-  Buildings



1 inch = 150 feet



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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	72680	Legal Ad - IPL0294105		1.0	88.0L

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:
 12/03/25 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, December 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 25122B135, by owner Helen Hammergren, seeking approval for a side yard setback of 3.4 feet for proposed attached carport, Tax Parcel 1010I-01-079.025, 407 St. Charles Court, Zoned R-2 (Single-family), Ward 2

Variance 25122B136, by owners Ian & Ashton Kramer, seeking approval for a 10-foot rear setback requirement for proposed addition, Tax Parcel 0708I-01-010.007, 16117 Brookfield Drive, Zoned R-1-15 (Single-family), Ward 7

Variance 25122B139, by owner Debbie Stovall Reality LLC, seeking approval for a 0-foot side yard setback for proposed detached carport, Tax Parcel 0811G-02-010.000, 1524 2nd Street, Zoned R-2 (Single-family), Ward 2

Variance 25122B140, by owner Debbie Stovall Reality LLC, seeking approval for a 6-foot rear yard setback for proposed detached carport, Tax Parcel 0811G-02-010.000, 1524 2nd Street, Zoned R-2 (Single-family), Ward 2

Variance 25122B143, by owners Diane & Russel Fletcher, seeking approval for a 3-foot side yard setback for a proposed accessory structure, Tax Parcel 0910B-02-002.000, 1528 Courthouse Road, Zoned R-1-7.5 (Single-family), Ward 4

Variance 2601ZB006, by agent Debra Price, requests 2 variances in regards to the placement of a proposed commercial structure: A) to allow an 18-foot front setback where 25 feet is required; B) to allow for a secondary frontage setback of 5 feet where 25 feet is required, Tax Parcel 0811C-05-005.000, 2700 26th Avenue, Zoned B-2 (General Business), Ward 3

Variance 2601ZB007, by agent Debra Price, seeking approval for parking that pulls out onto the right-of-way, Tax Parcel 0811C-05-005.000, 2700 26th Avenue, Zoned B-2 (General Business), Ward 3

This the 25th day of November 2025
 Nathan Boddie, Chairman
 City of Gulfport Zoning Board of Adjustment and Appeals
 IPL0294105
 Dec 3 2025

[Print Tearsheet Link](#)

[Marketplace Link](#)

Mary Castro



Mary Castro

Russ Cage Davis



Sworn to and subscribed before
 me on

Dec 3, 2025, 11:21 AM EST



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, December 18, 2025

Variance 2601ZB006: Variance 2601ZB006, by agent Debra Price, requests 2 variances in regards to the placement of a proposed commercial structure: A) to allow an 18-foot front setback where 25 feet is required; B): to allow for a secondary frontage setback of 5 feet where 25 feet is required, Tex Parcel 0811C-05-005.000, 2700 26th Avenue, Zoned B-2 (General Business), Ward 3

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2601ZB006

Hearing Date: December 18, 2025

Current Zoning/Use: B-2 / Vacant Lot

Legal: Variance 2601ZB006, by agent Debra Price, requests 2 variances in regards to the placement of a proposed commercial structure: A) to allow an 18-foot front setback where 25 feet is required; B) to allow for a secondary frontage setback of 5 feet where 25 feet is required, Tex Parcel 0811C-05-005.000, 2700 26th Avenue, Zoned B-2 (General Business), Ward 3.

TECHNICAL DETAILS

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

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

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

Technical Report

VARIANCE

The applicant is requesting 2 variances in regards to the placement of a proposed commercial structure for a warehouse use: A) to allow for an 18-foot front setback where 25-feet is required; B): to allow for a secondary frontage setback of 5 feet where 25 feet is required.

- (a) The applicant claims that the special condition that is peculiar to the land is that the subject site is a narrow-platted property that has 2 street frontages. The applicant claims in their application that the property is 45 feet wide by 100 feet in depth and that the 25 foot frontage setbacks would reduce the building size to be 20' by 75' making the building nonviable for use. Upon review of the subject site by staff, the property is approximately 45 feet wide by 100 feet in depth, which the required 25 foot setbacks would reduce the potential building space as proposed.
- (b) The applicant claims that the special conditions and circumstances peculiar to the land are already existing and did not result from the actions of the applicant. From research of the subject site, staff found that the subject site is a part of the Gulfport City plat which was initially recorded in 1958. As the applicant did not cause this property to be divided as presently recorded, the hardship resulting from the special conditions and circumstances peculiar to the land did not result from actions of the applicant.
- (c) The applicant notes that due to the position of the subject property abutting 2 streets the required primary and secondary frontage setbacks would make the site not viable for their proposed use. The site is a narrow-platted property that is cornered by 2 separate frontages. An amendment to the district regulation reducing the required front setbacks would offer a potential solution. However, as such an amendment would not be site specific, the approval of the variances for both the primary and secondary frontage setbacks would be a more reasonable solution.
- (d) The applicant claims that the required 25-foot frontage setbacks would reduce the size of the proposed building to 20 feet by 75 and would not be viable for the proposed use. In addition, the applicant mentions that other existing businesses in the immediate area are built into their setbacks. Upon review of the surrounding area, staff noted there are other existing commercial buildings that have built into their setbacks. Some of these existing commercial buildings were able to construct into their setbacks after acquiring variances, such as the Humane Society of South Mississippi, or are pre-existing non-conforming.
- (e) The applicant claims that granting the variance would not confer any special privileges and that it will only allow them to construct a warehouse structure to a size necessary for them to use, as has been done for other adjacent businesses. Upon staff review, there are adjacent businesses, such as the Humane Society of South Mississippi, that were able to build into their setbacks after acquiring variances to deviate from the district regulations. Approval of this variance would not grant special privileges that others in this same district do not already enjoy.
- (f) This property is zoned B-2, and a warehouse use requires Planning Commission approval in this zoning.

EXECUTIVE SUMMARY

The applicant is requesting 2 variances in regards to the placement of a proposed commercial structure: A) to allow for an 18-foot front setback where 25-feet is required; B): to allow for a secondary frontage setback of 5 feet where 25 feet is required. The applicant claims that the

Technical Report

VARIANCE

special condition that is peculiar to the land is that the subject site is a narrow-platted property that has 2 street frontages. The applicant claims in their application that the property is 45 feet wide by 100 feet in depth and that the 25 foot frontage setbacks would reduce the building size to be 20' by 75' making the building nonviable for use. Upon review of the subject site by staff, the property is approximately 45 feet wide by 100 feet in depth, which the required 25 foot setbacks would reduce the potential building space as proposed. The applicant claims that the special conditions and circumstances peculiar to the land are already existing and did not result from the actions of the applicant. From research of the subject site, staff found that the subject site is a part of the Gulfport City plat which was initially recorded in 1958. As the applicant did not cause this property to be divided as presently recorded, the hardship resulting from the special conditions and circumstances peculiar to the land did not result from actions of the applicant. An amendment to the district regulation reducing the required front setbacks would offer a potential solution. However, as such an amendment would not be site specific, the approval of the variances for both the primary and secondary frontage setbacks would be a more reasonable solution. Staff noted there are other existing commercial buildings in the surrounding area that have built into their setbacks. Some of these existing commercial buildings were able to construct into their setbacks after acquiring variances, such as the Humane Society of South Mississippi, or are pre-existing non-conforming.. Upon staff review, there are adjacent businesses, that were able to build into their setbacks after acquiring variances to deviate from the district regulations. Approval of this variance would not grant special privileges that others in this same district do not already enjoy.

Any approval should consider these conditions:

1. Approval allows for an 18-foot front setback where 25-feet is required
2. Approval allows for a secondary frontage setback of 5 feet where 25 feet is required.
3. Must comply with all current Building Codes and City of Gulfport Ordinances.
4. Engineering has no objection to the setback variance request. The site layout will need to be advised as part of the construction review process.
5. Site layout to be revised as part of the construction plan review process.
6. Traffic approves the variance request. The site layout will need to be revised for construction plan review.

DEPARTMENTAL CONDITIONS

Engineering:

Engineering has no objection to the setback variance request. The site layout will need to be advised as part of the construction review process. Memo dated 12/8/25.

Public Works:

Site layout to be revised as part of the construction plan review process. Memo dated 12/8/25.

Traffic and Safety:

Traffic approves the variance request. The site layout will need to be revised for construction plan review. Memo dated 12/8/25.

Building Code Services:

Must comply with all current Building Codes and City of Gulfport Ordinances. Memo dated 11/26/25.

Technical Report
VARIANCE

GIS: No conditions. Memo dated 12/1/25.

Police Department: No comments as of 12/8/25.

Fire Department: No conditions. Memo dated 11/26/25.

City Arborist: No comments as of 12/8/25.

Landscape Manager: No conditions. Memo dated 12/2/25.

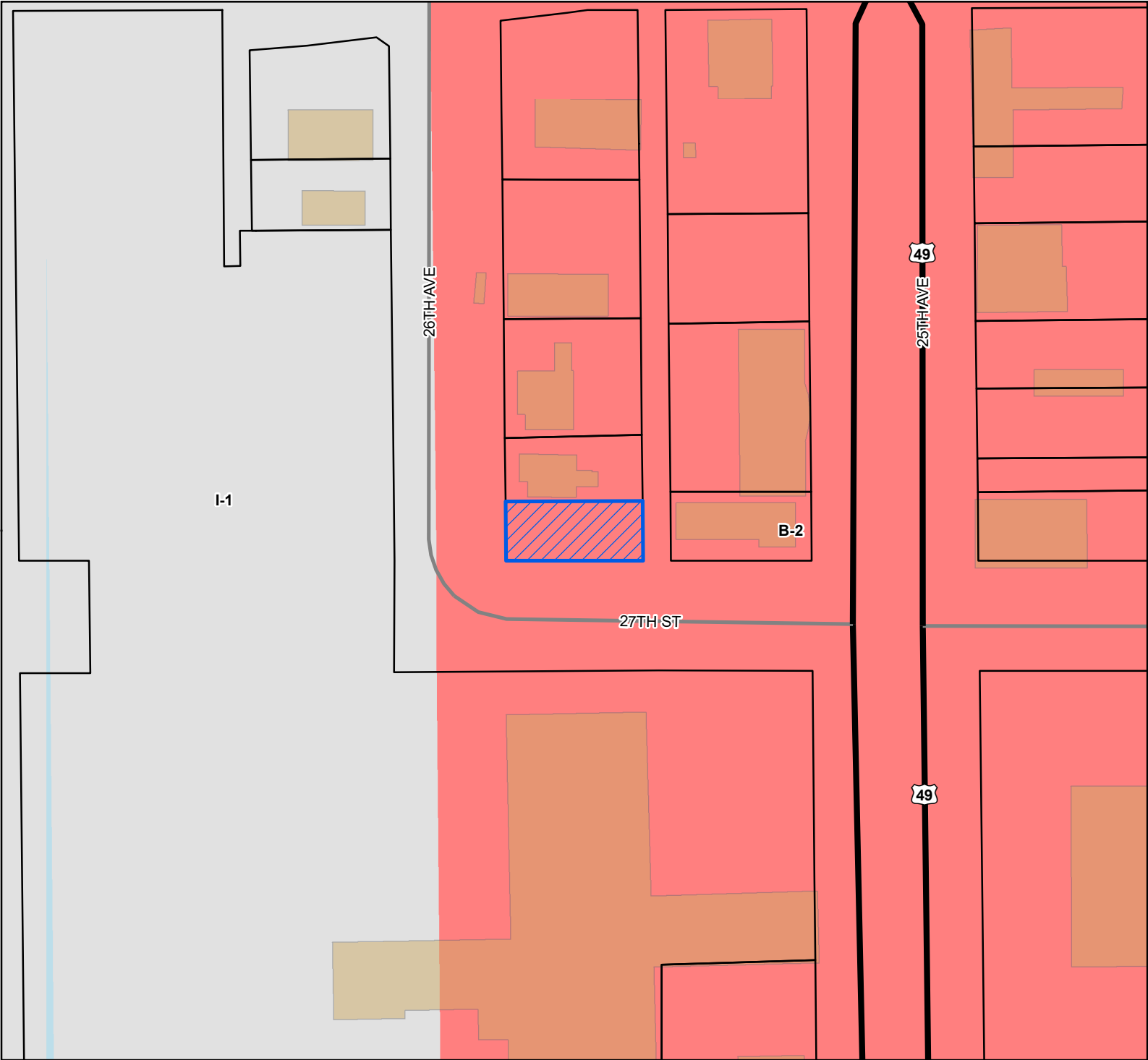
DIRECTOR APPROVAL

This report has been reviewed and approved by:



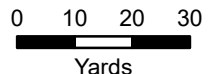
Greg Holmes
Director of Urban Development Department





- Site
- US or State Highway
- Street
- Parcels
- Buildings
- Water Features
- Zoning**
- B-2 - General Business District
- I-1 - Light Industry District

Site Information
 0811C-05-005.000
 Zoning: B-2 (General Business)
 Size: 4235 sqft
 Flood: X



1 inch = 100 feet



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IMPORTANT NOTICE:

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

Submission Requirements:

DP
DP

Page one of this application, completed and signed.

Site plan. Please note that approval of your request, in part, is based on your **11" by 17"** site plan.

- The property lines and dimensions have been provided on the drawing.
- All buildings and structures located on the property have been identified.
- All dimensions of buildings and structures have been noted on the site plan.
- All distances from the property lines to all the buildings and structures have been identified and noted on the site plan.
- Street names have been provided which about the property.
- Traffic flow, parking and driveways have been identified.
- If required buffer strips have been identified
- Other pertinent information as needed to pictorially demonstrate the proposed development/use.

DP
DP

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

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

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

DP

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

DP

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

DP

I the owner/agent acknowledge this is a complete application

VARIANCE SUBMISSIONS



Answer the following six questions individually and thoroughly as a separate attachment.

1. Demonstrate that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district. (i.e., What is special about your property that you need to request a variance?)
2. Demonstrate that the special conditions and circumstances do not result from the actions of the applicant. (i.e., Show that you did not cause the need for the variance.)
3. Demonstrate that an unnecessary hardship is created by the physical character of the property and is peculiar and unusual to such an extent that it is evidence that amendment of the zoning ordinance does not offer a reasonable solution. (i.e., Explain what your hardship is and why the property cannot comply with the zoning ordinance. Further, explain why this hardship is not commonly found on other properties?)
4. Demonstrate how the literal interpretation of the provisions of the zoning ordinance would deprive the applicant of rights commonly enjoyed by properties in the same district under the terms of the zoning ordinance. (i.e., Explain how the request meets the right of reasonable economic return and/or the right to reasonable development of your property which might generally be expected in your district.)
5. Demonstrate that the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district, other than to permit the applicant to use their property in a manner as nearly equivalent to uses generally permitted in the district considering the conditions and circumstances involved and hardship. (i.e., Will you receive any special benefit that others who follow the Zoning Ordinance cannot receive?)
6. State whether the use proposed is permissible by right, with planning approval or by special exception with respect to uses of land or structures.



Designation of Agent

I, Dennis W. Miller PRINT NAME *Chair of Louis Miller* being property owner of 2700 26TH Avenue PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Debra Price PRINT NAME to act as my
representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning
Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

Dennis W. Miller
Signature

October 30, 2015
Da

STATE OF MISSISSIPPI | COUNTY OF HARRISON *Harris*

Given under my hand and seal of office this the 30th day of October, 20 15

[Signature]
Notary Public

11-29-2027
Commission Expiration

State of Mississippi
Breanna Bennett, Notary Public
Rankin County
My Commission Expires 11-29-2027
Commission Number 100474



Covenant Affidavit

I, Dennis W. Miller (being Louis Miller) being owner or agent of the property 2700 26TH AVENUE
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

Dennis W. Miller
Signature

October 30, 2025
Date

STATE OF MISSISSIPPI | COUNTY OF ^{Harris} HARRISON

Given under my hand and seal of office this the 30 day of October, 20 25

[Signature]
Notary Public

11-29-2027
Commission Expiration

State of Mississippi
Breanna Bennett, Notary Public
Rankin County
My Commission Expires 11-29-2027
Commission Number 100474

(A)

Variance Submissions

page 1

★ Setback on 26th Ave

- 1) Baudiero Flooring is requesting a variance to allow usage of 18' of the city required 25' setback along 26th Ave. This will allow 2' of space between Alley + proposed building on East side so pipe bollards can be installed to prevent vehicles from driving into building. (There is no city setback required on Alley.) Parking would be used where 18' variance is needed.
- 2) Property is located on adjacent, existing two city roadways, 27th St + 26th Avenue, with an adjacent city platted Alley on third side. A corner lot. These are all existing conditions.
- 3) Due to the position of the property on two city streets + an alleyway, Baudier's is faced with two city setbacks that makes it nonviable for our proposed building if variance is not granted.
- 4) The proposed building is 35' x 80', the existing property is 45' x 100'. The city required 25' setbacks would cause proposed building to be 20' x 75' making its size nonviable for use. Businesses to the south (Humane Society) + businesses to the North of Baudier's Flooring have all utilized city setbacks for parking, driveways, etc.

2700-26th Ave. Gpt, Ms 39501

(A) Setback on 26th Avenue.

Page 2

5) Granting Baudier's Flooring this variance will not give any special privileges to Baudiers. It will only allow Baudiers Flooring to construct a Building to a size that is necessary and useful for this flooring business as has been done for other adjacent businesses.

6) It is Baudier's Flooring understanding that this property, 2700 26th Avenue is zoned B-2. The building proposed will be used as warehouse space for our existing adjacent business. We understand this usage will require approval of the planning Commission.

2700-26th Ave,
Gpt, Ms 39501

(B)

Variance Submissions

Page 1

★ Setback on 27th St

- 1) Property is 45' x 100' + is positioned on a corner lot with an additional platted alley. 3 Lot sides front roadways. Baudier's cannot meet the 25' required setback along 27th St. + build the size building needed for this business. We are requesting the city allow for Baudier's to utilize 20' of the setback to accomplish + accommodate a 35' x 80' Building. Variance to allow for a 5' front 2nd frontage setback where 25' is required.
- 2) Property is located on adjacent, existing two city Roadways, 27th St & 26th Ave, with an adjacent city platted alley on third side. (corner lot) These are existing conditions.
- 3) Due to the position of the property on 2 city streets + an alley way, Baudier's is faced with two city setbacks that makes it nonviable for our proposed building if variance is not granted.
- 4) The proposed building is 35' x 80', the existing property is 45' x 100'. The city required 25' setback would cause proposed building to be 20' x 75' making its size nonviable for use. Businesses to the South (Humane Society) + businesses to the North of Baudier's Flooring have all utilized city setbacks for parking, driveways, etc.

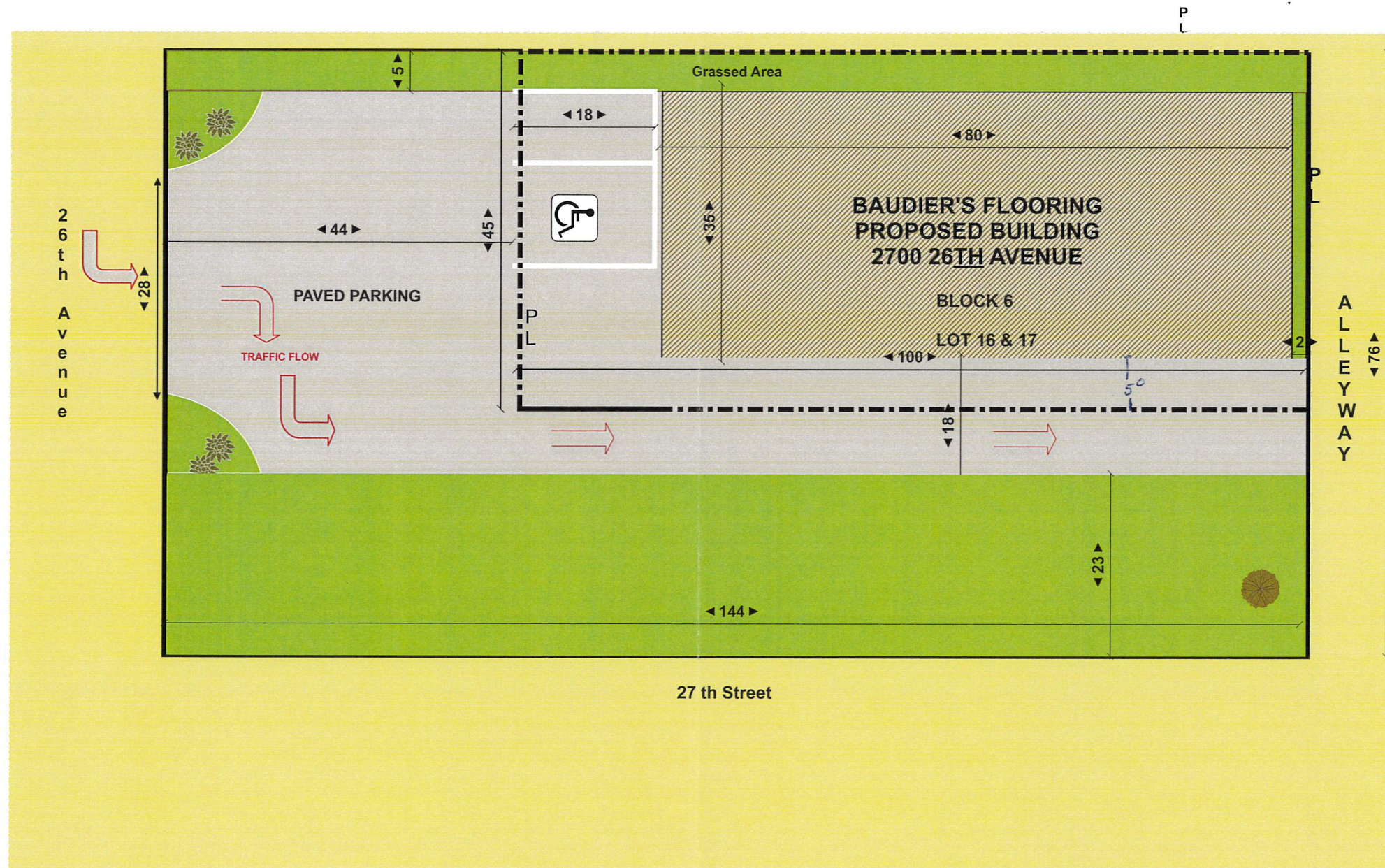
2700 - 26th Ave, Gpt. Ms 39501

*) Setback on 27th St.

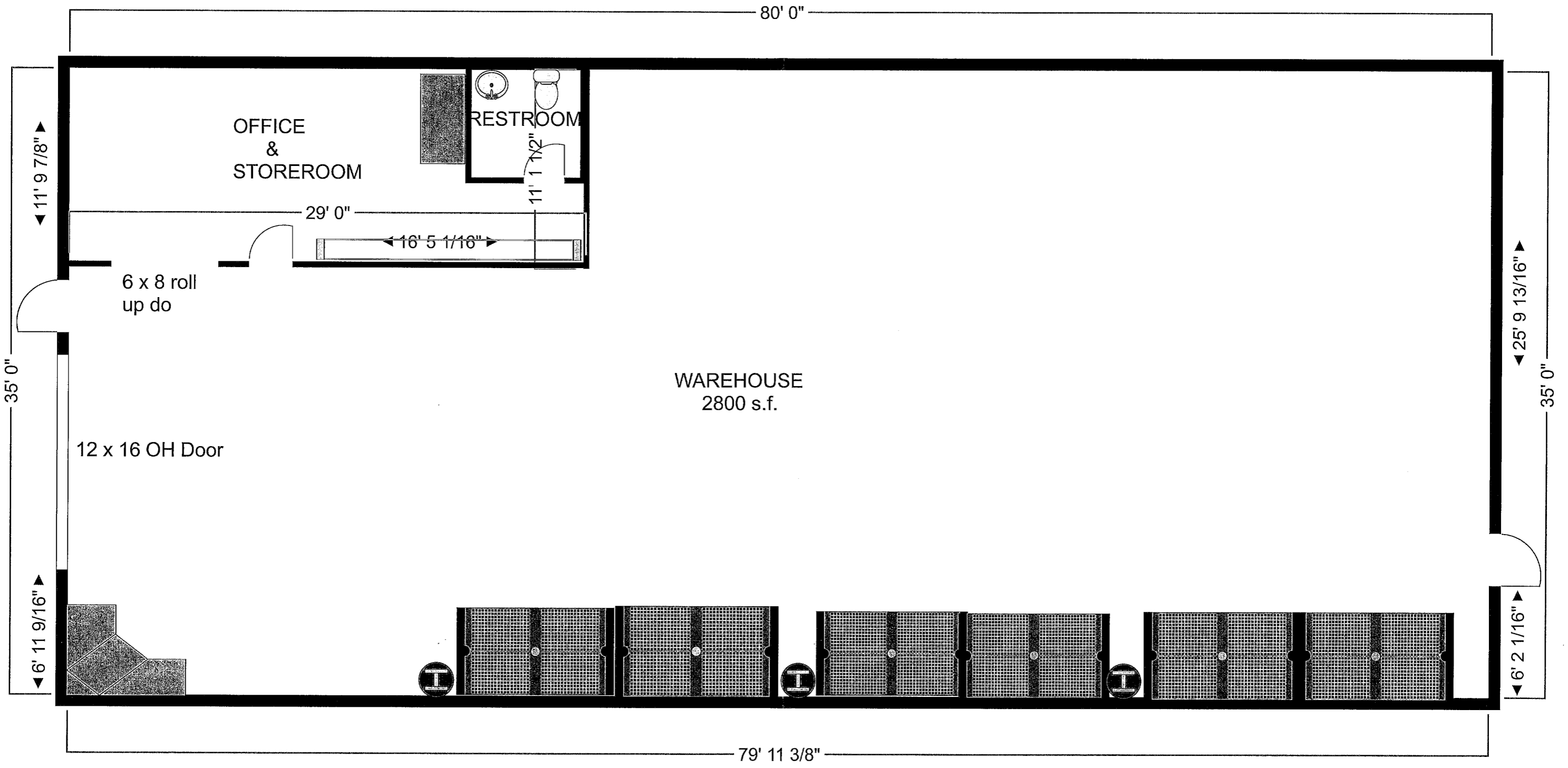
5) Granting Baudier's Flooring this Variance will not give any special privilege to Baudier's. It will only allow Baudier's Flooring to construct a Building to a size that is necessary and useful for this business as has been done for other adjacent businesses.

6) It is Baudier's Flooring understanding that this property, 2700 26th Ave is zoned B-2. The building proposed will be used as warehouse space for our existing adjacent Business. We understand this usage will require approval of the planning Commission

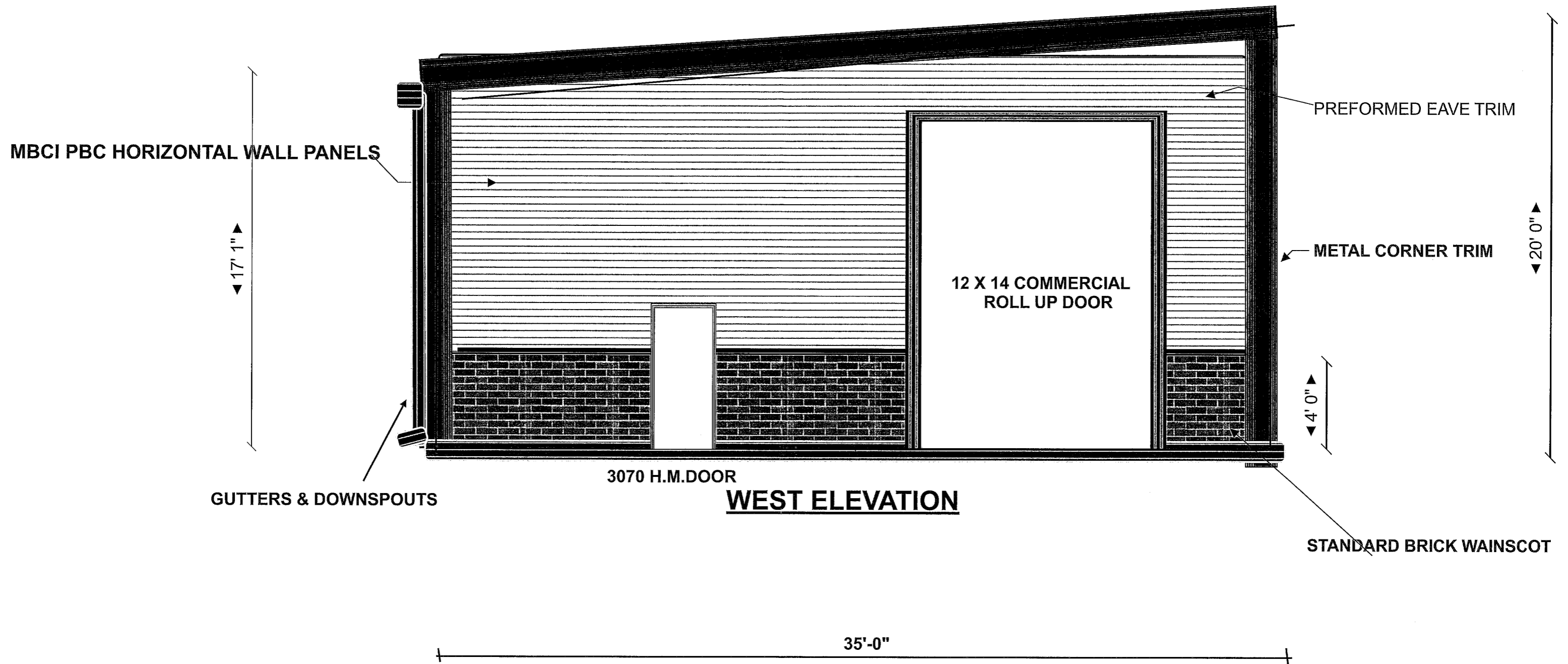
2700-26th Avenue
Gpt, Ms 39501



Site: 2700 26th Avenue	Drawing: 801506	Project: 0000416	Drawn: DBM	Notes:	BAUDIER'S FLOORING
Title: Baudier's Flooring Warehouse		Date: 10/17/2005	Rev: A		



Baudier's Flooring
Floor Plan



**PROPOSED WAREHOUSE FOR
BAUDIER'S FLOORING
2700 26TH AVENUE**

◀ 20' 0" ▶



PREFORMED EAVE TRIM

METAL CORNER TRIM

MBCI PBC HORIZONTAL WALL PANELS

MBCI PBC HORIZONTAL WALL PANELS

▶ 4' 0" ◀

◀ 80' 0" ▶

FRONT ELEVATION

STANDARD BRICK WAINSCOT

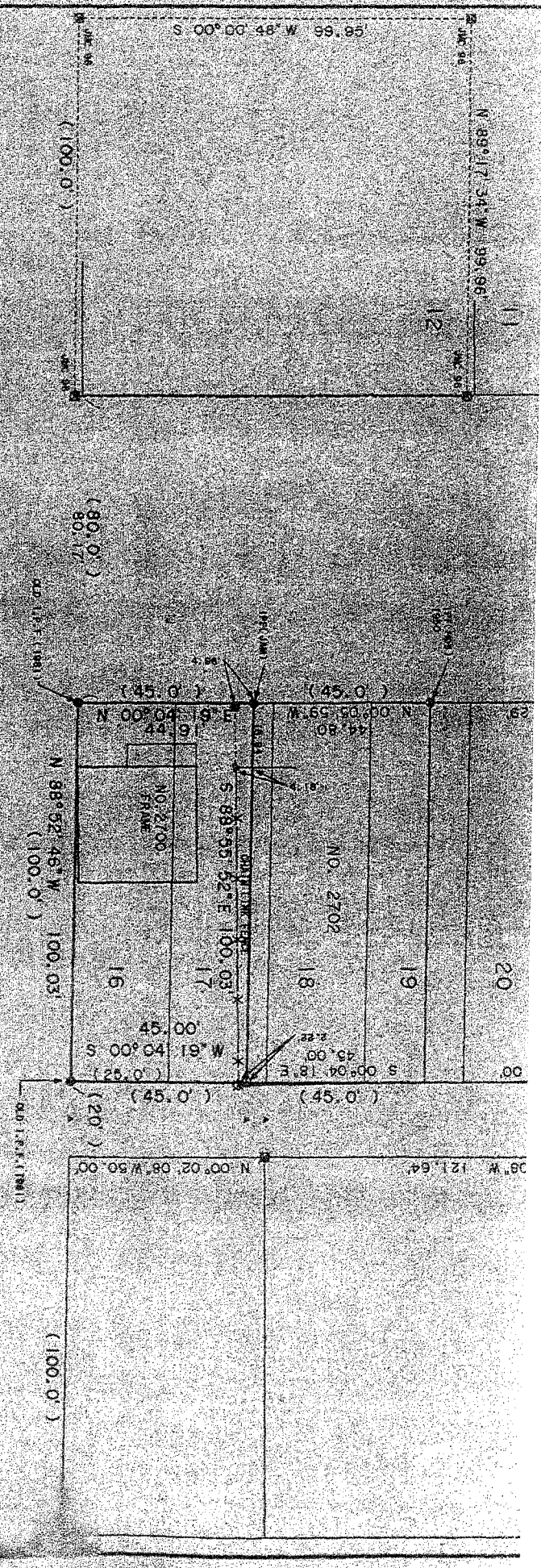
PROPOSED WAREHOUSE FOR
BAUDIER'S FLOORING
2700 26TH AVENUE

2025 Landroll Information

MILLER LOUIS H
348 SAINT IVES DR MADISON, MS 39110

Physical Street Address:
2700 26TH AVE

Parcel #:	PPIN	Tax District	Homestead Exp.	Judicial Dist.
0811C-05-005.000	18857	4G		1
Supervisor District:		Subdivision:		
4		GULFPORT CITY OF BLKS 1-64		
Exemption Code				
Non-Exempt				
Section	Township	Range		
04	08	11		
Instrument Number(s)				
345/42				
Acres	Land Value	Improvements	Total Value	Assessed Value
0	6521	0	6521	979 0 / 978.15
Legal Description				
LOT 16 & S 20 FT OF LOT 17 BLK. 6 ORIGINAL GULFPORT				



27TH. ST.

THIS IS TO CERTIFY THAT I HAVE SURVEYED LOT 16 AND THE
 20.0 FT. OF LOT 17, BLOCK 5, ORIGINAL GULFPORT, CITY OF
 GULFPORT, MS. AS SHOWN HEREON AND THAT ALL MEASUREMENTS AND
 OTHER DATA INDICATED HEREON ARE TRUE AND CORRECT TO THE BEST
 OF MY KNOWLEDGE AND BELIEF.

ATTENTION IS CALLED TO THE VARIANCE BETWEEN THE DEED AND
 PLATED CALLS AND THE CORNERS RECOVERED.

ATTENTION IS CALLED TO THE OVERLAP OF THE RECENTLY SET CORNERS RECOVERED WITHIN THE WEST HALF OF THE BLOCK TO THE OLD ESTABLISHED CORNERS WHICH WERE
 IN PLACE OVER FORTY YEARS. IT APPEARS THAT THIS OVERLAP IS DUE TO THE ENCROACHMENT OF THE EXISTING SIDEWALK ALONG THE NORTH LINE OF THE BLOCK
 BETWEEN 1951 TO 1956 AND TO THE PLACEMENT OF OFFSET CORNERS AT THE SOUTH EDGE OF THE SIDEWALK.

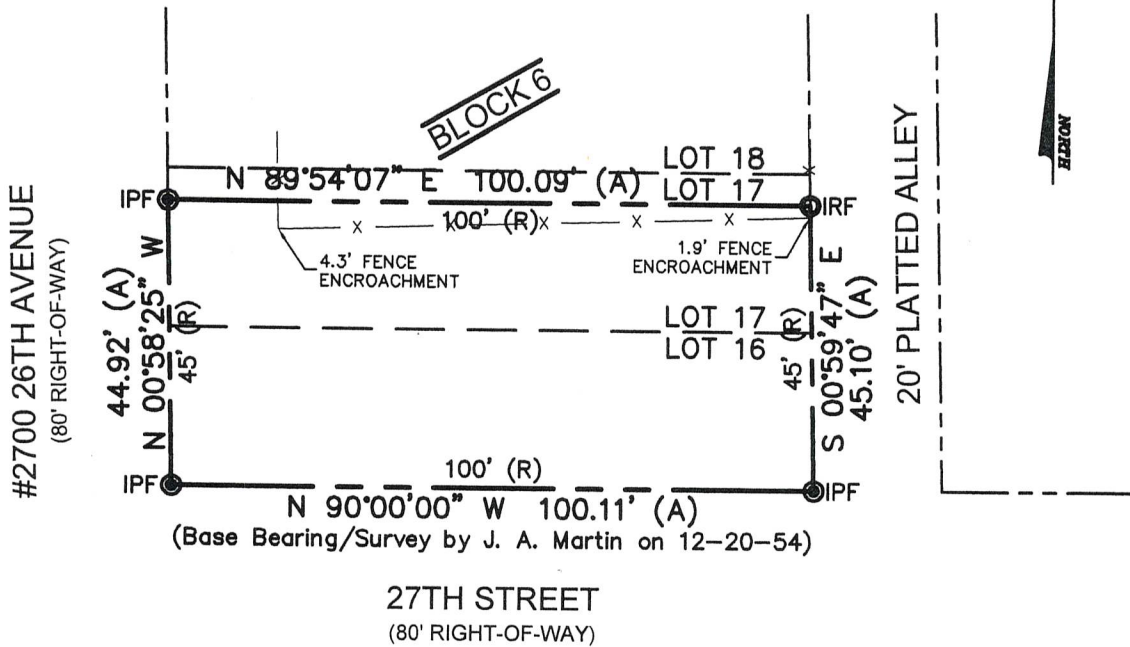
ADDITIONALLY, ATTENTION IS CALLED TO THE ENCROACHMENT OF A CHAIN LINK FENCE ALONG THE NORTH PROPERTY LINE AND TO THE ROOF OVERHANG ALONG THE SOUTH LINE.

THIS SURVEY WAS MADE FOR MRS. MILLER, JULY 1, 1996.

James R. Clarke
 JAMES R. CLARKE, REGISTERED
 P/O, BOX 4106
 GULFPORT, MS. 39002
 MS. CL. C
 NO. 1053



By Graphic Plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 28047C0264G, revision date June 16, 2009. Check with Building Official for community determined base flood elevation. Exact designation can only be determined by an Elevation Certificate. The above statement is for information only and this surveyor assumes no liability for the correctness of the cited map(s). In addition, the above statement does not represent this surveyor's opinion of the probability of flooding. Confirm ABFE/DFIRM map with NFIP Specialist in Planning Department.



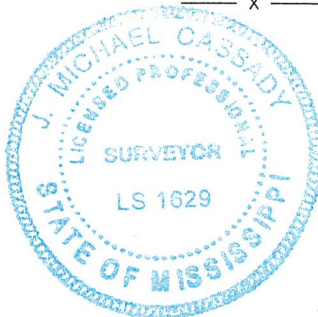
REFERENCES:

SURVEY BY J. A. MARTIN
DATED: DECEMBER 20, 1954

SURVEY BY J. A. MARTIN
DATED: APRIL 14, 1960

SURVEY BY J. A. MARTIN
DATED: SEPTEMBER 1, 1966

- IPF = IRON PIPE FOUND
- IRF = IRON ROD FOUND
- x — = FENCE LINE



LEGAL DESCRIPTION:

Lot 16 and the South 20 feet of Lot 17, Block 6, ORIGINAL GULFPORT, City of Gulfport, First Judicial District of Harrison County, Mississippi.

This is to CERTIFY that this map or plat and the survey on which it is based were made in accordance with "Standards of Practice for Surveying in the State of Mississippi".

J. Michael Cassady
 J. MICHAEL CASSADY, PLS
 Dated: May 5, 2015

FOR: DENNIS MILLER

CLASS "B" SURVEY

CASSADY & ASSOCIATES, INC.

Professional Land Surveyors

P.O. Box 1301 Gulfport, MS 39506

(228)896-7155 Fax (228)896-8405

Scale: 1"=30'	Drawn By: JET	Job Number: 21048-15
Date: 05/05/15	Revised: ---/--/--	Filename: 2104815.dwg

STATE OF MISSISSIPPI
COUNTY OF HARRISON

FILED
NOV 21 2025
ANGELA THRASH, CHANCERY CLERK
BY: A. Thrash D.C.

AFFIDAVIT OF DEATH AND HEIRSHIP

Personally appeared before me the undersigned authority for the aforesaid jurisdiction,

Gregory S. Haney, who after first being duly sworn, states as follows:

1. That he/she was personally well acquainted with Louis H. Miller during his lifetime, having known him for 5 years, and was also well acquainted with his family and near relatives and with all of those under the laws of the State of Mississippi would be his heirs at law, and the following statements are based upon my personal knowledge and true and correct as therein stated.
2. Louis H. Miller died intestate in Gulfport, Harrison County, MS, 1JD, on August 9, 1986. To the best of my knowledge and belief, no Estate was opened on his behalf or is pending, and the decedent left no unpaid debts or such debts, if any, have long since been paid in full.
3. Louis H. Miller was survived by his wife, Maudie B. Miller, who also died in Gulfport, Harrison County, MS, 1JD, on February 12, 2013, and his five adult children as his sole heirs at law under the laws of descent and distribution, are listed as follows:

Jack B. Miller, Gallatin, TN

Sue M. Sturdivant, Gulfport, MS

William "Pat" Miller, Gulfport, MS

Dennis W. Miller, Madison, MS

Martha M. Hackney, Atlanta, GA

Richard L. Miller (Deceased)

The decedent did not have any other children with any other person and did not adopt any children.

4. At the time of his death, Louis H. Miller, owned a parcel of land (among other properties) situated at 2700 26TH Avenue, Gulfport, MS, more particularly described as follows:
LOT 16 & S 20 FT OF LOT 17, Block 6, ORIGINAL GULFPORT SUBDIVISION,
according to the map or plat thereof on file in the Office of the Chancery Clerk of Harrison County, MS, 1JD.
5. The value of the entire estate of the decedent, wherever located, excluding all liens and encumbrances thereon, does not exceed One Hundred Thousand Dollars (\$100,000.00).
6. To the best of my knowledge and belief no application or petition for the appointment of a personal representative of the decedent is pending, nor has a personal representative of the decedent been appointed in any jurisdiction.
7. The decedent died more than thirty (30) days prior to the execution of this Small Estate Affidavit.
8. The affiant is not an heir of the decedent or entitled to any assets of his Estate.
9. This affidavit is being executed and filed for record in the land records of Harrison County, MS. 1 JD pursuant to MCA Section 89-5-8(1), as amended.

Witness my signature on this the 21 day of NOV., 2025.

Gregory J. Hanes

SWORN TO AND SUBSCRIBED BEFORE ME on this the 21 day of November, 2025.

[Signature]
NOTARY PUBLIC

My Commission Expires

September



Indexing: LOT 16 & S. 20 FT OF LOT 17, Block 6, ORIGINAL GULFPORT SUBDIVISION,
Harrison County, MS

Prepared by:

Malcolm F. Jones
MSB #3222
Asst. City Attorney
City of Gulfport
P. O. Box 1780
Gulfport, MS 39502
(228)868-5811
Email - mfjones@gulfport-ms.gov

Un-Official

Deed Of Conveyance

FOR AND IN CONSIDERATION of Ten Dollars (\$ 10.00),
cash in hand paid, and the execution concurrently herewith of a promissory note secured by a deed of trust
on property herein for the sum of Three thousand five hundred fifteen and ^{no/100--} dollars, (\$ 3515.00)
The VETERANS' FARM AND HOME BOARD OF THE STATE OF MISSISSIPPI, does hereby sell and con-
vey unto Louis H. Miller

the following described property located and being situated in the County of Harrison,
State of Mississippi, and described as follows, to-wit:

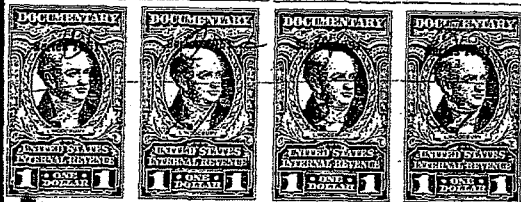
Lot 16 and the South 20 feet of Lot 17 in Block 6 of Original Gulfport, Mississippi, as shown by the official map or plat of said Original Gulfport on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi.

The grantee herein agrees and obligates himself to pay all taxes now due and to become due on the above property.

This conveyance is made subject to all oil, gas and mineral rights and leases outstanding on this date.

Cancellation of the deed of trust above mentioned will also cancel and satisfy the implied vendor's lien herein.

WITNESS the signature of the Grantor, this the 2nd day of July, 1951



THE VETERANS' FARM AND HOME BOARD,

State of Mississippi

By: B. B. Allen
Chairman

By: James P. Dale
Executive Director

STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally appeared before me the undersigned authority in and for the State and County last aforesaid, B. B. Allen, Chairman, and James P. Dale, Executive Director of the Veterans' Farm and Home Board of the State of Mississippi, each of whom acknowledged that they signed and delivered the above and foregoing instrument for and on behalf of, and authorized by, said Board, on the day and year of its date.

GIVEN under my hand and official seal this, the 2nd day of July, 1951

(SEAL)

My Commission Expires Jan. 31, 1955.

James M. Mayson
Notary Public



STATE OF MISSISSIPPI, COUNTY OF HARRISON:

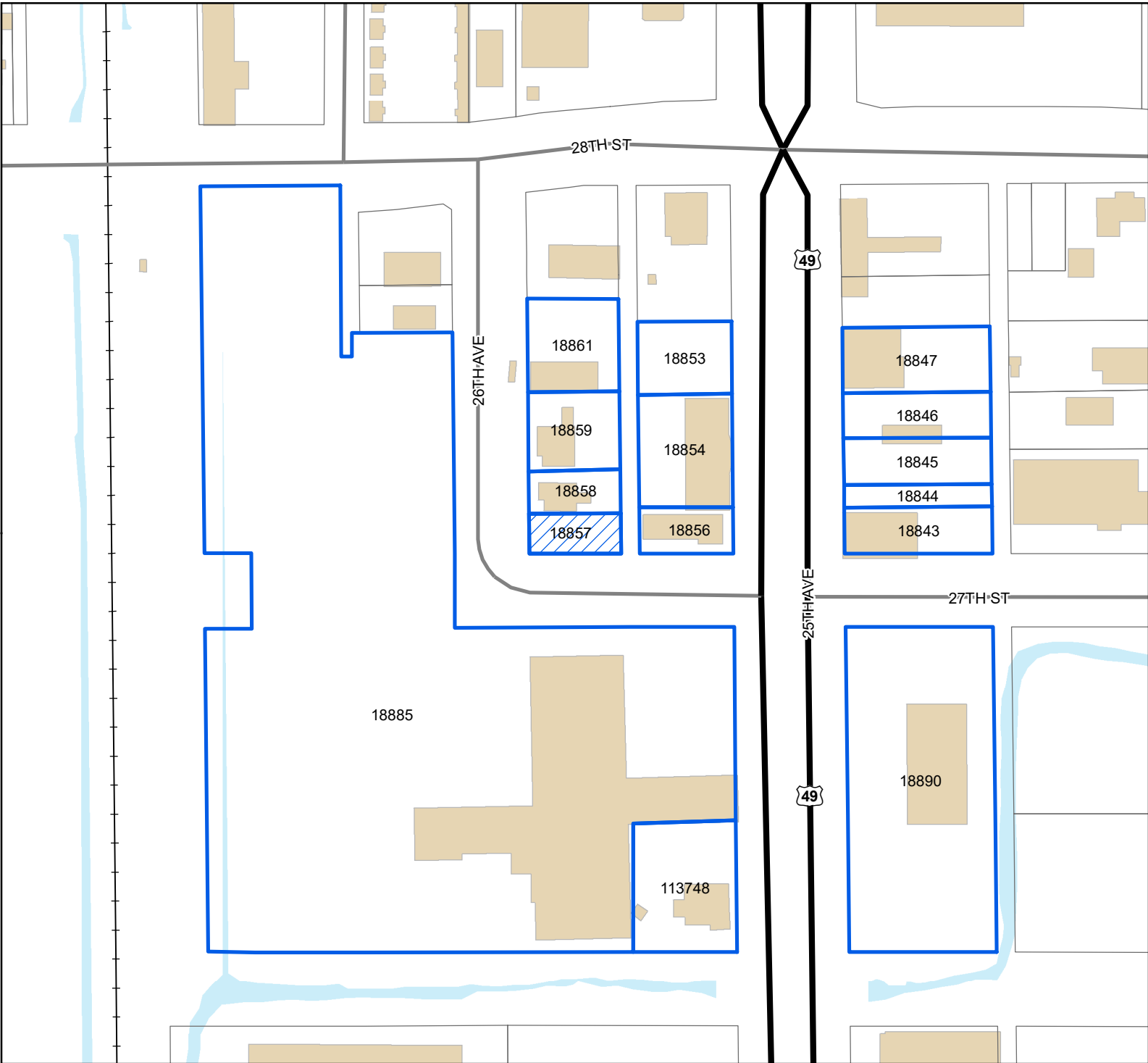
I, C. J. Darby, Clerk of the Chancery Court of said County and State, certify that the instrument of which the foregoing is a record was delivered to me to be recorded at 11:00 o'clock A.M. on the 16th day of July, 1951 and recorded July 23rd, 1951.

C. J. Darby, Clerk







By: Wesley Strataker D. C.

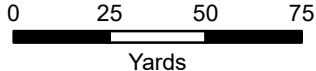
Filing .05
300 words 45
Certificate .50
Indexing 30
1.30

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0811C-05-005.000	DENNIS MILLER (OWNER)	348 SAINT IVES DRIVE	MADISON	MS	39110
			DEBRA ANN PRICE (AGENT)	2701 25TH AVE	GULFPORT	MS	39501
			Adjacent Property Owners (2601ZB006)				
	18856	0811C-05-004.000	PRICE MICHAEL T & DEBRA ANN	2701 25TH AVE	GULFPORT	MS	39501
	18844	0811C-04-044.000	WETZEL JAMES K & GARNETTE & GARNER	616 E BEACH BLVD	GULFPORT	MS	39501
	18857	0811C-05-005.000	MILLER LOUIS H	348 SAINT IVES DR	MADISON	MS	39110
	18890	0811C-04-042.000	AVRITT DAVID J	PO BOX 520	GULF BREEZE	FL	32562
	18853	0811C-05-002.000	TRAN THU THANH	150 W SECOND STREET	PASS CHRISTIAN	MS	39571
N	18843	0811C-04-043.000	WETZEL JAMES K & GARNETTE & GARNER	616 E BEACH BLVD	GULFPORT	MS	39501
	18846	0811C-04-046.000	SMALL PROPERTIES LLC	15384 5TH ST	GULFPORT	MS	39503
	18859	0811C-05-007.000	TOMOHAWK PROPERTIES LLC	P O BOX 420	KILN	MS	39556
	113748	0811C-05-017.001	2605 25TH AVENUE LLC	7492 BEATLINE RD	LONG BEACH	MS	39560
N	18845	0811C-04-045.000	SMALL PROPERTIES LLC	15384 5TH ST	GULFPORT	MS	39503
	18847	0811C-04-047.000	RICHBURG LARRY T & BETTY J	116 CLOWER AVE	LONG BEACH	MS	39560
	18854	0811C-05-003.000	BANA LLC	2015 MAGAZINE ST	NEW ORLEANS	LA	70130
	18858	0811C-05-006.000	VENABLE BONNIE MICHELLE	2704 26TH AVE	GULFPORT	MS	39501
	18885	0811C-05-018.000	HUMANE SOCIETY OF SOUTH MISS	2617 25TH AVE	GULFPORT	MS	39507
	18861	0811C-05-008.000	MOSS ALVIN E	2511 28TH ST	GULFPORT	MS	39501



Legend

-  Site
-  US or State Highway
-  Street
-  Railroad
-  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.

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	72680	Legal Ad - IPL0294105		1.0	88.0L

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:
 12/03/25 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, December 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 2512ZB135, by owner Helen Hambergren, seeking approval for a side yard setback of 3.4 feet for proposed attached carport, Tax Parcel 1010I-01-079.025, 407 St. Charles Court, Zoned R-2 (Single-family), Ward 2

Variance 2512ZB136, by owners Ian & Ashton Kramer, seeking approval for 10-foot rear setback requirement for proposed addition, Tax Parcel 0708I-01-010.007, 16117 Brookfield Drive, Zoned R-1-15 (Single-family), Ward 7

Variance 2512ZB139, by owner Debbie Stovall Realty LLC, seeking approval for a 0-foot side yard setback for proposed detached carport, Tax Parcel 0811G-02-010.000, 1524 2nd Street, Zoned R-2 (Single-family), Ward 2

Variance 2512ZB140, by owner Debbie Stovall Realty LLC, seeking approval for a 6-foot rear yard setback for proposed detached carport, Tax Parcel 0811G-02-010.000, 1524 2nd Street, Zoned R-2 (Single-family), Ward 2

Variance 2512ZB143, by owners Diane & Russel Fletcher, seeking approval for a 3-foot side yard setback for a proposed accessory structure, Tax Parcel 0910B-02-002.000, 1528 Courthouse Road, Zoned R-1-7.5 (Single-family), Ward 4

Variance 2601ZB006, by agent Debra Price, requests 2 variances in regards to the placement of a proposed commercial structure: A) to allow an 18-foot front setback where 25 feet is required; B) to allow for a secondary frontage setback of 5 feet where 25 feet is required, Tax Parcel 0811C-05-005.000, 2700 26th Avenue, Zoned B-2 (General Business), Ward 3

Variance 2601ZB007, by agent Debra Price, seeking approval for parking that pulls out onto the right-of-way, Tax Parcel 0811C-05-005.000, 2700 26th Avenue, Zoned B-2 (General Business), Ward 3

This the 25th day of November 2025
 Nathan Boddie, Chairman
 City of Gulfport Zoning Board of Adjustment and Appeals
 IPL0294105
 Dec 3 2025

[Print Tearsheet Link](#)

[Marketplace Link](#)

Mary Castro



Mary Castro

Russ Cage Davis



Sworn to and subscribed before
 me on

Dec 3, 2025, 11:21 AM EST



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, December 18, 2025

Variance 2601ZB007: Variance 2601ZB007, by agent Debra Price, seeking approval for parking that pulls out onto the right-of-way, Tax Parcel 0811C-05-005.000, 2700 26th Avenue, Zoned B-2 (General Business), Ward 3

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2601ZB007

Hearing Date: December 18, 2025

Current Zoning/Use: B-2 / Vacant Lot

Legal: Variance 2601ZB007, by agent Debra Price, seeking approval for parking that pulls out onto the right-of-way, Tax Parcel 0811C-05-005.000, 2700 26th Avenue, Zoned B-2 (General Business), Ward 3

TECHNICAL DETAILS

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

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

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

Technical Report

VARIANCE

The applicant is seeking a variance for parking that pulls out onto the right-of-way for a proposed commercial business.

- (a) The applicant claims that due to the position of the property on two streets, that the site would not be able to accommodate the required back out aisle alongside the required 25 foot setbacks. The applicant notes that the property is 45 feet wide by 100 feet long, and that with the setbacks alone the building would be reduced to being 20 feet by 45 feet, which according to the applicant would be nonviable. Adding the required back out aisle for onsite turn around would further reduce the amount of buildable space due to how small the subject site is. The applicant has also applied for a variance to address the required frontage setbacks. Upon staff review of the subject site, it is approximately 45 feet wide by 100 feet long, and both the required frontage setbacks and required onsite turn back out aisle would reduce the amount of buildable space available on site. Depending the angle of the parking spaces, the amount of space that would be taken up by the back out aisle would differ. For the proposed parking spaces having perpendicular parking as shown the current parking ordinance would require the 25 feet back out aisles for onsite turn around, on top of the required 25-foot frontage setbacks.
- (b) The applicant claims that the conditions of the property are already existing. From research of the subject site, staff found that the subject site is a part of the Gulfport City plat which was initially recorded in 1958. As the applicant did not cause this property to be divided as presently recorded, the hardship resulting from the special conditions and circumstances peculiar to the land did not result from actions of the applicant.
- (c) The applicant notes that the site is a narrow-platted property that is cornered by 2 separate frontages, and that the size of the subject site prevents the applicant from meeting the required backout aisle width for onsite turn around with the proposed commercial warehouse structure. An amendment to the parking regulations reducing the required backout aisle width would offer a potential solution. However, as such an amendment would not be site specific, the approval of the variance for parking that pulls out into the right of way would be a more reasonable solution.
- (d) The applicant notes in their application that there are other businesses nearby that utilize city setbacks for their parking and driveways. The parking ordinance does not prevent businesses from utilizing their setbacks to meet the parking requirements, but it does prevent new businesses from having parking that does not have onsite turn around without a variance to deviate from these requirements due to a hardship resulting from physical character of the land. The narrowness of the subject site is the apparent reason for the necessity for the variance. There are other existing commercial businesses in the surrounding area that have parking that pulls out into the right of way, such as the Baudier's Flooring building on the neighboring property. However, such commercial businesses are pre-existing non-conforming.
- (e) The applicant claims that granting the variance would not confer any special privileges, but would allow for the applicant to construct a large enough building necessary for their warehouse use. As stated above, there are other existing commercial businesses in the surrounding area that have parking that backs out into the right-of-way.
- (f) This property is zoned B-2, and a warehouse use requires Planning Commission approval.

Technical Report

VARIANCE

EXECUTIVE SUMMARY

The applicant is seeking approval for parking that pulls out into the right of way due to the subject property being too narrow to accommodate a back out aisle for on-site turn around. The applicant notes that the property is 45 feet wide by 100 feet long, and that with the setbacks alone the building would be reduced to being 20 feet by 45 feet, which according to the applicant would be nonviable. Adding the required back out aisle for onsite turn around would further reduce the amount of buildable space due to how small the subject site is. The applicant has also applied for a variance to address the required frontage setbacks. Upon staff review of the subject site, it is approximately 45 feet wide by 100 feet long, and both the required frontage setbacks and required onsite turn back out aisle would reduce the amount of buildable space available on site. Depending the angle of the parking spaces, the amount of space that would be taken up by the back out aisle would differ. For the proposed parking spaces having perpendicular parking as shown the current parking ordinance would require the 25 feet back out aisles for onsite turn around, on top of the required 25-foot frontage setbacks. The applicant claims that the conditions of the property are already existing. From research of the subject site, staff found that the subject site is a part of the Gulfport City plat which was initially recorded in 1958. As the applicant did not cause this property to be divided as presently recorded, the hardship resulting from the special conditions and circumstances peculiar to the land did not result from actions of the applicant. The applicant notes in their application that there are other businesses nearby that utilize city setbacks for their parking and driveways. The parking ordinance does not prevent businesses from utilizing their setbacks to meet the parking requirements, but it does prevent new businesses from having parking that does not have onsite turn around without a variance to deviate from these requirements due to a hardship resulting from physical character of the land. The narrowness of the subject site is the apparent reason for the necessity for the variance. The applicant also claims that granting the variance would not confer any special privileges, but would allow for the applicant to construct a large enough building necessary for their warehouse use. As stated above, there are other existing commercial businesses in the surrounding area that have parking that backs out into the right-of-way. An amendment to the parking regulations reducing the required backout aisle width would offer a potential solution. However, as such an amendment would not be site specific, the approval of the variance for parking that pulls out into the right of way would be a more reasonable solution. Any condition of approval should also consider the department conditions listed below.

Any approval should consider these conditions:

1. Approval allows for parking that pulls out into the right-of-way.
2. Engineering has no objection to the setback variance request. The site layout will need to be advised as part of the construction review process.
3. No objection. The site layout will need to be revised as part of the construction plan review process.

DEPARTMENTAL CONDITIONS

Engineering:

Engineering has no objection to the setback variance request. The site layout will need to be advised as part of the construction review process. Memo dated 12/8/25.

Technical Report

VARIANCE

Public Works: No objection. The site layout will need to be revised as part of the construction plan review process. Memo dated 12/8/25.

Traffic and Safety: No comments as of 12/8/25.

Building Code Services: No conditions. Memo dated 11/26/25.

GIS: No conditions. Memo dated 12/1/25.

Police Department: No comment as of 12/8/25.

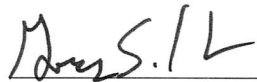
Fire Department: No conditions. Memo dated 11/26/25.

City Arborist: No comment as of 12/8/25.

Landscape Manager: No conditions. Memo dated 12/2/25.

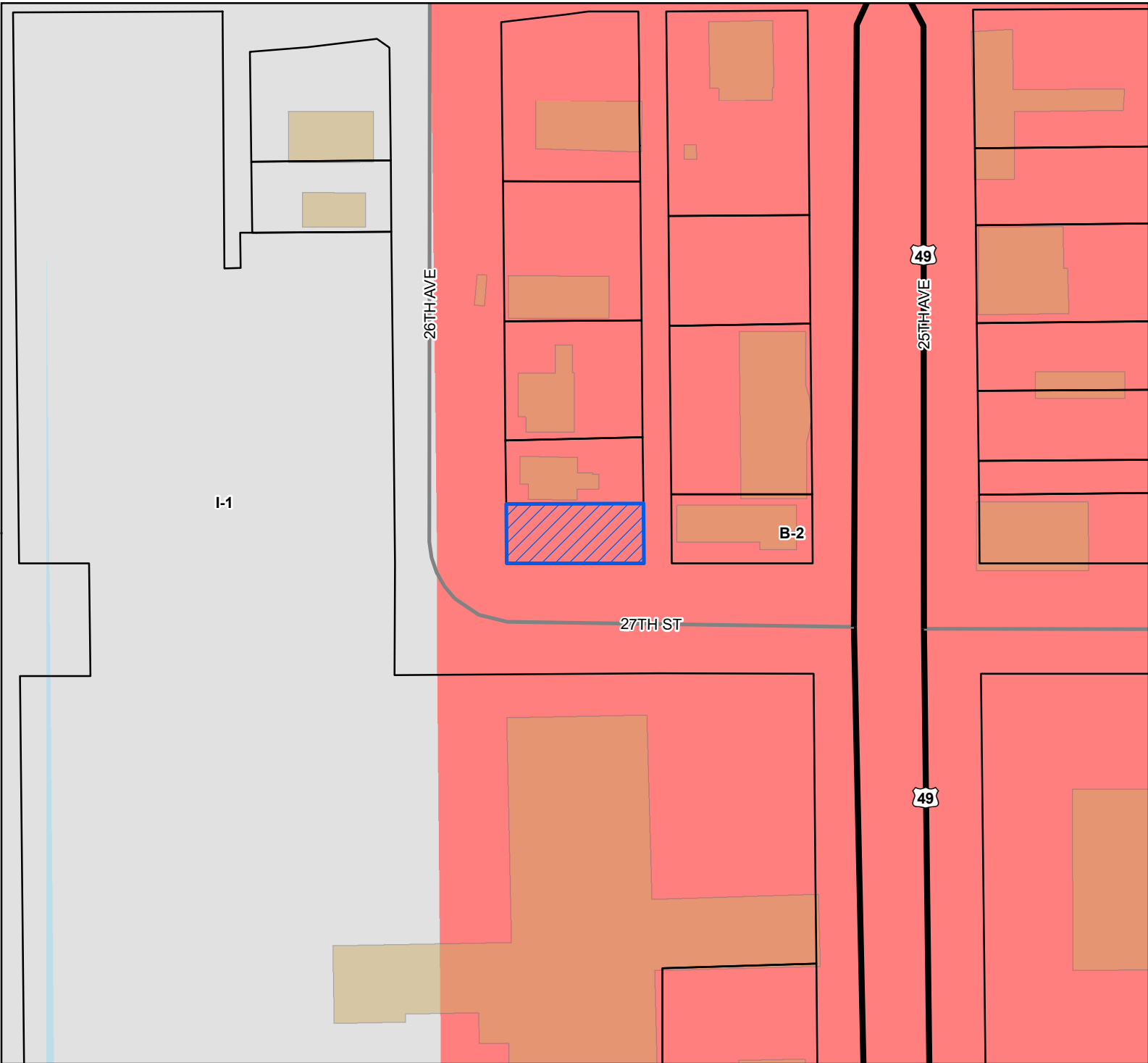
DIRECTOR APPROVAL









This report has been reviewed and approved by:



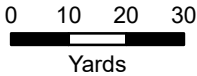
Greg Holmes

Director of Urban Development Department



-  Site
-  US or State Highway
-  Street
-  Parcels
-  Buildings
-  Water Features
- Zoning**
-  B-2 - General Business District
-  I-1 - Light Industry District

Site Information
 0811C-05-005.000
 Zoning: B-2 (General Business)
 Size: 4235 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.

IMPORTANT NOTICE:

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

Submission Requirements:

DP

Page one of this application, completed and signed.

DP

Site plan. Please note that approval of your request, in part, is based on your **11" by 17"** site plan.

- The property lines and dimensions have been provided on the drawing.
- All buildings and structures located on the property have been identified.
- All dimensions of buildings and structures have been noted on the site plan.
- All distances from the property lines to all the buildings and structures have been identified and noted on the site plan.
- Street names have been provided which about the property.
- Traffic flow, parking and driveways have been identified.
- If required buffer strips have been identified
- Other pertinent information as needed to pictorially demonstrate the proposed development/use.

DP

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

DP

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

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

DP

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

DP

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

DP

I the owner/agent acknowledge this is a complete application



Designation of Agent

I, Dennis W. Miller, being property owner of 2700-26th Avenue, Gpt, Ms 39581
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Debra Price 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.

Dennis W. Miller November 7, 2025
Signature Da

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 7 day of November, 20 2025

[Signature]
Notary Public



Feb 9, 2026
Commission Expiration



Covenant Affidavit

I, Debra Price, being owner or agent of the property 2700-26th Ave, Gpt, Ms 39501
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

Debra Price

Signature

11/18/25

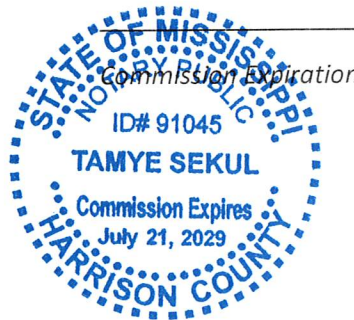
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

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

Tamy Sekul

Notary Public



VARIANCE SUBMISSIONS

DP

Answer the following six questions individually and thoroughly as a separate attachment.

1. Demonstrate that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district. (i.e., What is special about your property that you need to request a variance?)
2. Demonstrate that the special conditions and circumstances do not result from the actions of the applicant. (i.e., Show that you did not cause the need for the variance.)
3. Demonstrate that an unnecessary hardship is created by the physical character of the property and is peculiar and unusual to such an extent that it is evidence that amendment of the zoning ordinance does not offer a reasonable solution. (i.e., Explain what your hardship is and why the property cannot comply with the zoning ordinance. Further, explain why this hardship is not commonly found on other properties?)
4. Demonstrate how the literal interpretation of the provisions of the zoning ordinance would deprive the applicant of rights commonly enjoyed by properties in the same district under the terms of the zoning ordinance. (i.e., Explain how the request meets the right of reasonable economic return and/or the right to reasonable development of your property which might generally be expected in your district.)
5. Demonstrate that the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district, other than to permit the applicant to use their property in a manner as nearly equivalent to uses generally permitted in the district considering the conditions and circumstances involved and hardship. (i.e., Will you receive any special benefit that others who follow the Zoning Ordinance cannot receive?)
6. State whether the use proposed is permissible by right, with planning approval or by special exception with respect to uses of land or structures.

Variance Submissions

Page 1.

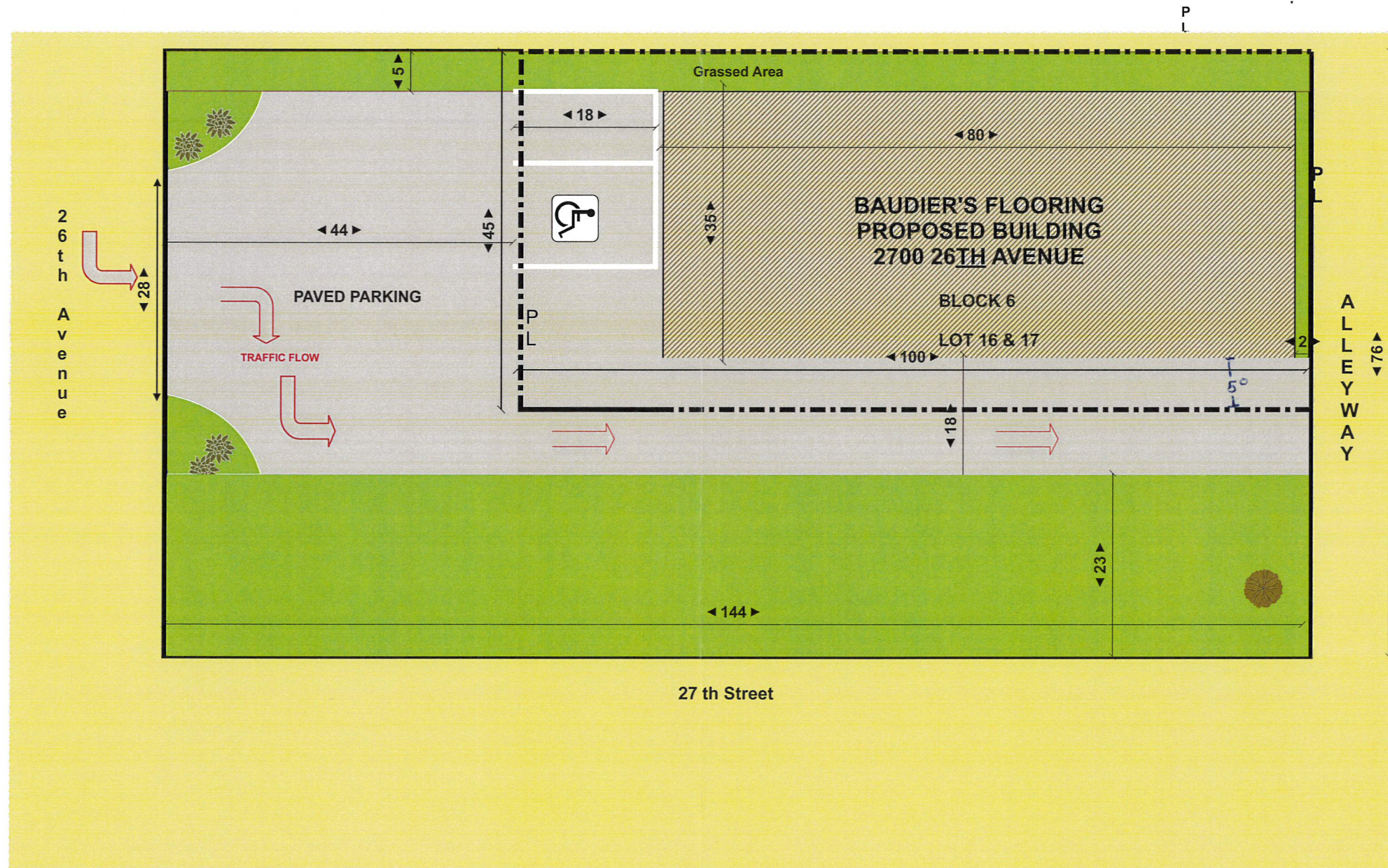
- ★ Back out into city right of way (26th Ave.)
- 1) Due to location of property + placement of proposed building with proposed parking on 26th Avenue Baudier's Flooring is requesting a variance to allow vehicles to pull in and back out across city right of way on 26th Avenue.
 - 2) Property is located on adjacent, existing two city roadways, 27th St. + 26th Ave., with an adjacent city platted alley on the third side. (corner lot) These are existing conditions.
 - 3) Due to the position of the property on two city streets + an alleyway, Baudier's is faced with two city setbacks that makes it nonviable for our proposed building if variance is not granted.
 - 4) The proposed building is 35' x 80', the existing property is 45' x 100'. The city required 25' setback would cause proposed building to be 20' x 75', making its size nonviable for use. Businesses to the South (Humane Society) + businesses to the North of Baudier's Flooring have all utilized city setbacks for parking, driveways, etc.
 - 5) Granting Baudier's Flooring this variance will not give any special privilege to Baudier's. It will only allow Baudier's Flooring to construct a building to a size that is necessary and useful for this business, as has been done for

* Back out into city right of way (26th Ave.)

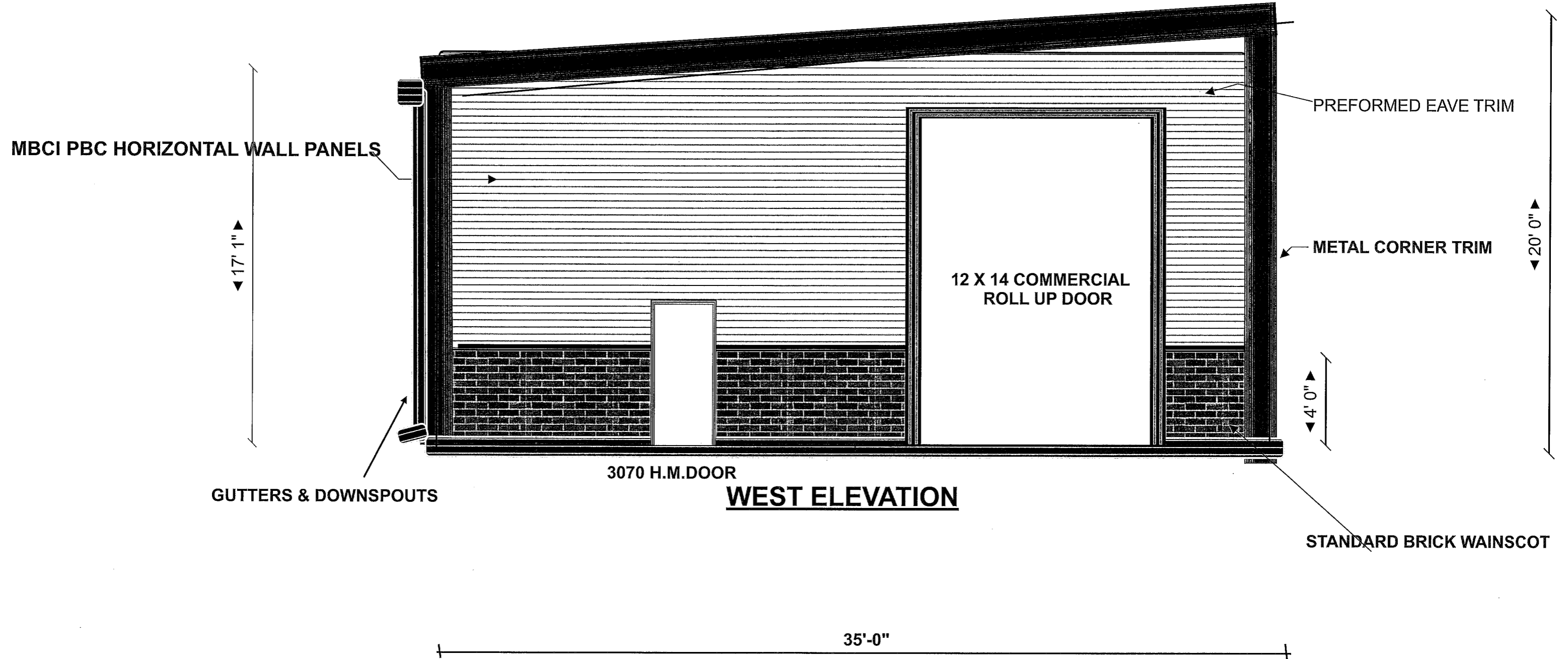
page 2

other adjacent businesses.

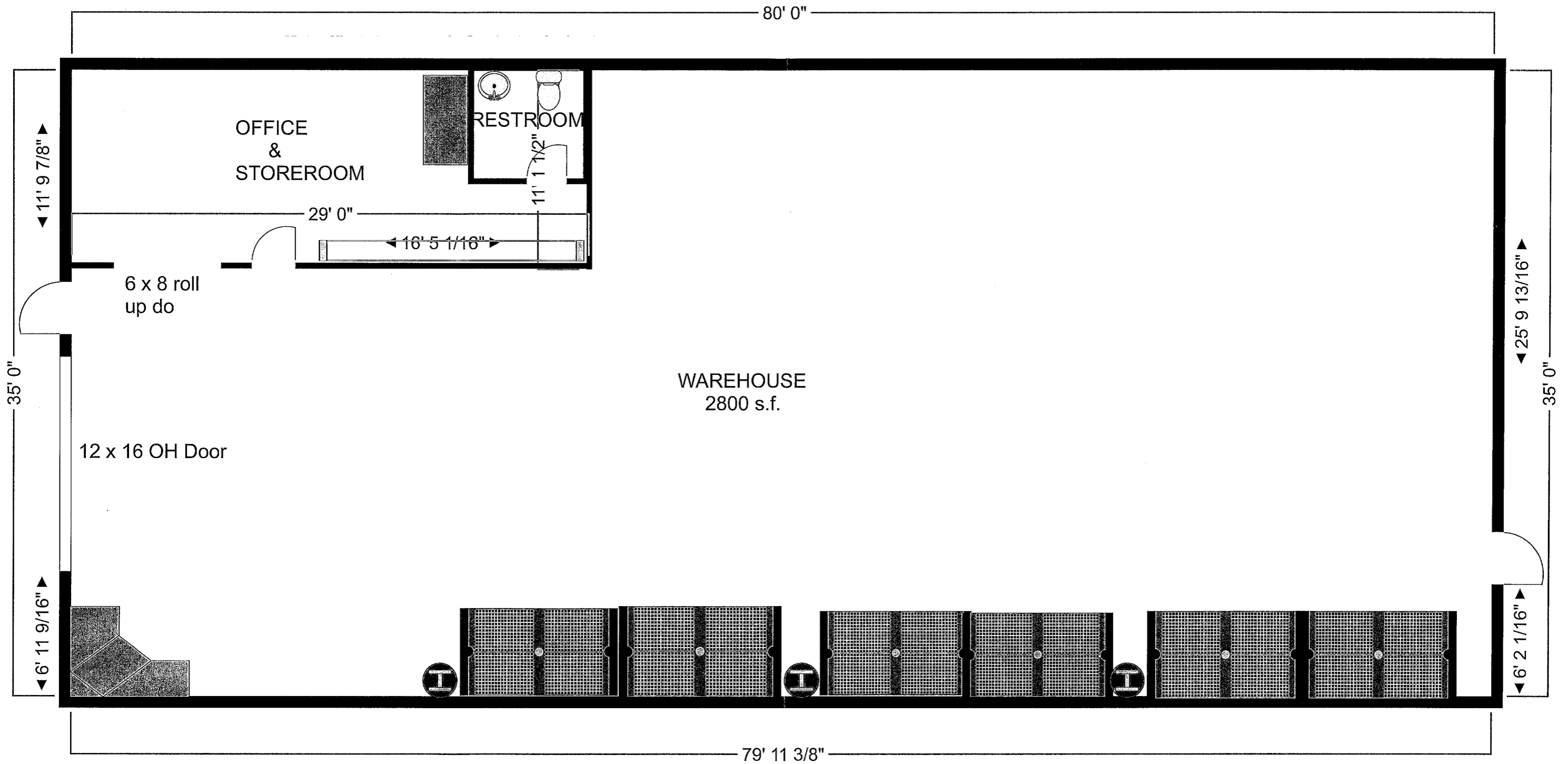
2) with planning approval and variance granted, Baudier's Floating warehouse; vehicles will be able to pull in and back out across city right of way along 26th Avenue.



Site: 2700 26th Avenue	Drawing: 801506	Project: 0000416	Drawn:DRM	Notes:	BAUDIER'S FLOORING
Title: Baudier's Flooring Warehouse		Date:10/17/2005	Rev: A		



**PROPOSED WAREHOUSE FOR
BAUDIER'S FLOORING
2700 26TH AVENUE**

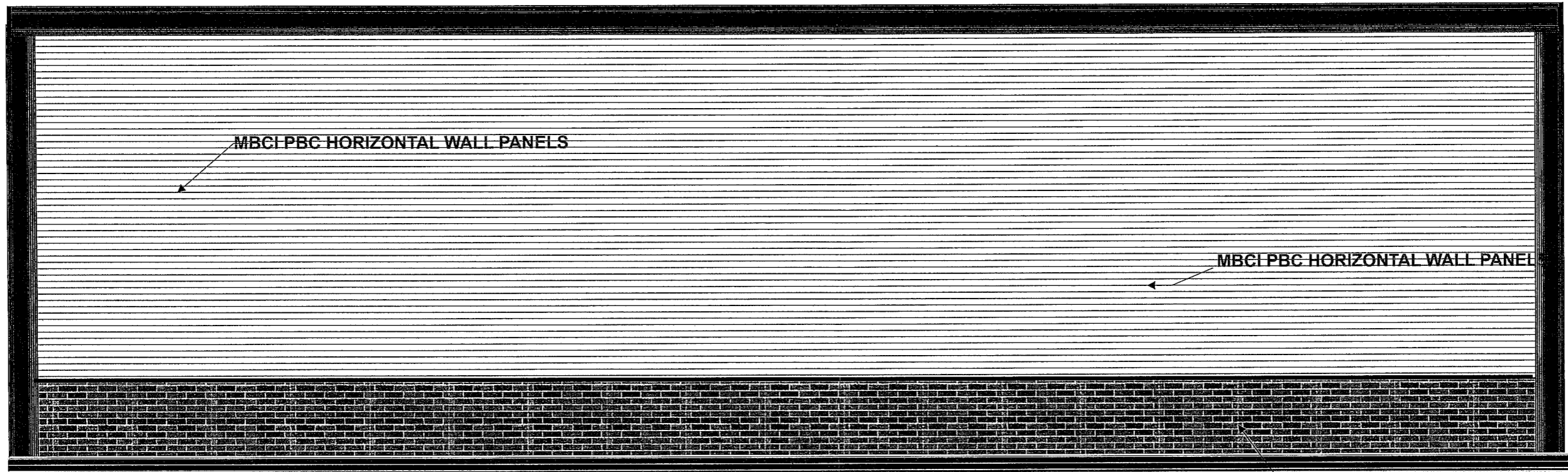


Baudier's Flooring
Floor Plan

← PREFORMED EAVE TRIM

← METAL CORNER TRIM

20' 0"



MBCI PBC HORIZONTAL WALL PANELS

MBCI PBC HORIZONTAL WALL PANEL

80' 0"

4' 0"

FRONT ELEVATION

STANDARD BRICK WAINSCOT

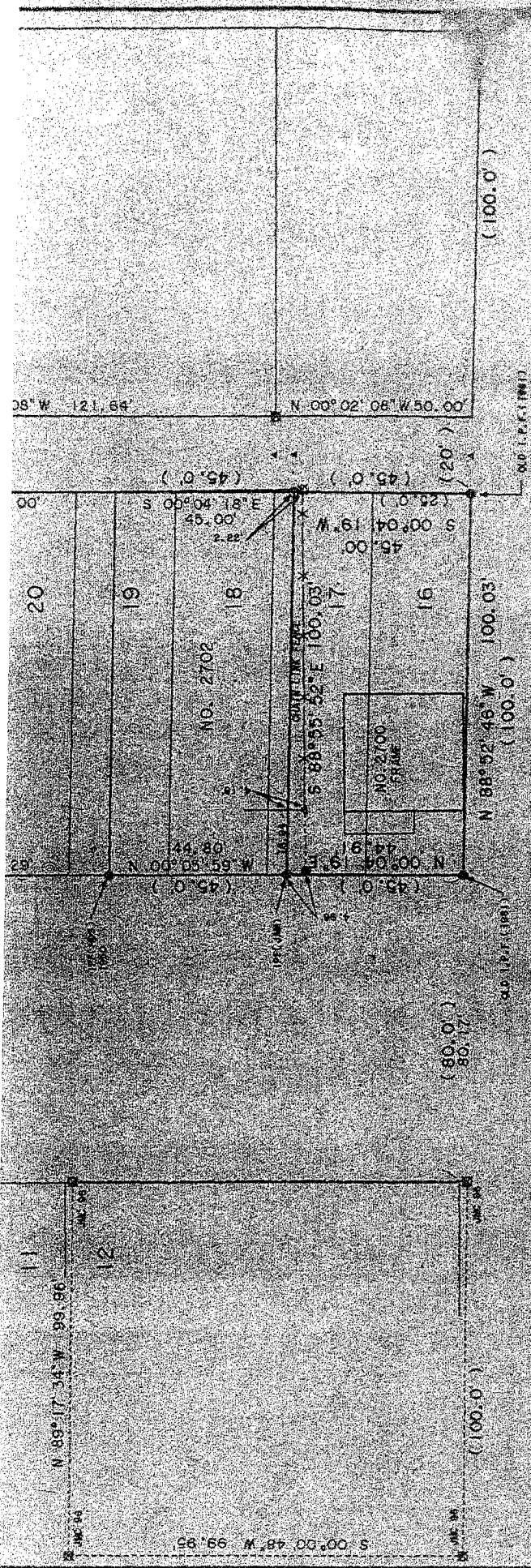
PROPOSED WAREHOUSE FOR
BAUDIER'S FLOORING
2700 26TH AVENUE

2025 Landroll Information

MILLER LOUIS H
348 SAINT IVES DR MADISON, MS 39110

Physical Street Address:
2700 26TH AVE

Parcel #:	PPIN	Tax District	Homestead Exp.	Judicial Dist.
0811C-05-005.000	18857	4G		1
Supervisor District:		Subdivision:		
4		GULFPORT CITY OF BLKS 1-64		
Exemption Code				
Non-Exempt				
Section	Township	Range		
04	08	11		
Instrument Number(s)				
345/42				
Acres	Land Value	Improvements	Total Value	Assessed Value
0	6521	0	6521	979 0 / 978.15
Legal Description				
LOT 16 & S 20 FT OF LOT 17 BLK. 6 ORIGINAL GULFPORT				



27TH ST.

THIS IS TO CERTIFY THAT I HAVE SURVEYED LOT 16 AND
 20.00 FT. OF LOT 17, BLOCK 5, ORIGINAL GULFPORT CITY OF
 GULFPORT, MISSISSIPPI, AS SHOWN HEREON, AND THAT ALL MEASUREMENTS AND
 OTHER DATA INDICATED HEREON ARE TRUE AND CORRECT TO THE BEST
 OF MY KNOWLEDGE AND BELIEF.

ATTENTION IS CALLED TO THE VARIANCE BETWEEN THE DEED AND
 PLATTED CALLS AND THE CORNERS RECOVERED.

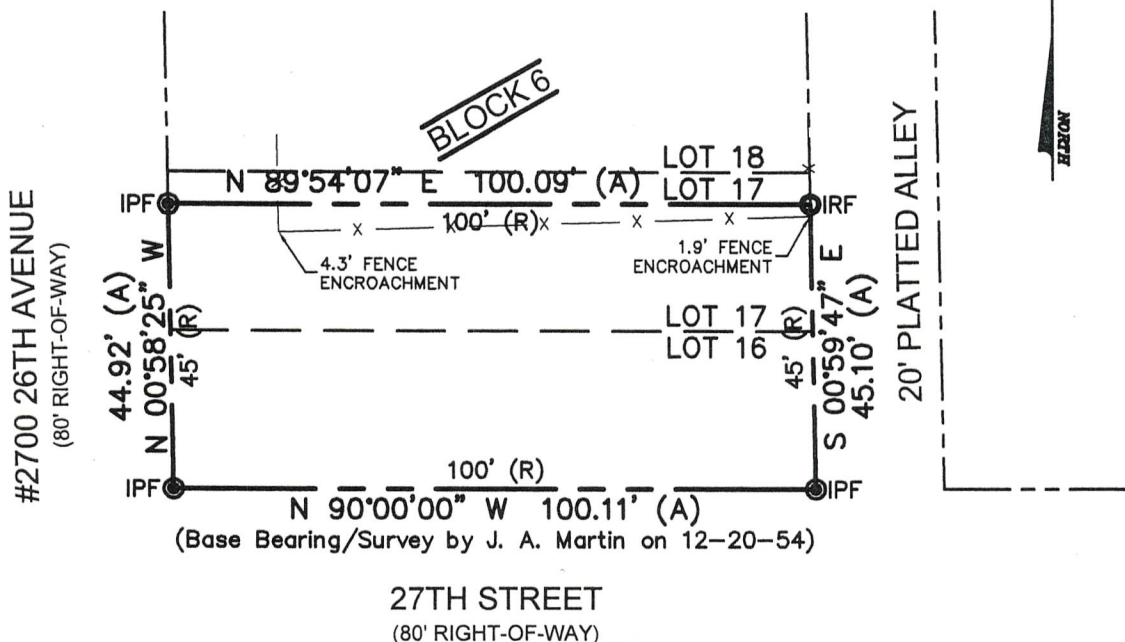
ATTENTION IS CALLED TO THE OVERLAP OF THE RECENTLY SET CORNERS RECOVERED WITHIN THE WEST HALF OF THE BLOCK TO THE OLD ESTABLISHED CORNERS WHICH WERE
 IN PLACE OVER FORTY YEARS. IT APPEARS THAT THIS OVERLAP IS DUE TO THE ENCROACHMENT OF THE EXISTING SIDEWALK ALONG THE NORTH LINE OF THE BLOCK
 BETWEEN 1951 TO 1956 AND TO THE PLACEMENT OF OFF-SET CORNERS AT THE SOUTH EDGE OF THE SIDEWALK.

ADDITIONALLY, ATTENTION IS CALLED TO THE ENCROACHMENT OF A CHAIN LINK FENCE ALONG THE NORTH PROPERTY LINE AND TO THE ROOF OVERHANG ALONG THE NORTH LINE.

THIS SURVEY WAS MADE FOR MRS. MILLER, JULY 1, 1966.

James R. Clarke
 JAMES R. CLARKE, REGISTERED
 1707 BOX 4106
 GULFPORT, MS 39002
 MS. CL. C. No. 1053
 MISSISSIPPI
 STATE OF MISSISSIPPI
 LAND SURVEYORS

By Graphic Plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 28047C0264G, revision date June 16, 2009. Check with Building Official for community determined base flood elevation. Exact designation can only be determined by an Elevation Certificate. The above statement is for information only and this surveyor assumes no liability for the correctness of the cited map(s). In addition, the above statement does not represent this surveyor's opinion of the probability of flooding. Confirm ABFE/DFIRM map with NFIP Specialist in Planning Department.



REFERENCES:

SURVEY BY J. A. MARTIN
DATED: DECEMBER 20, 1954

SURVEY BY J. A. MARTIN
DATED: APRIL 14, 1960

SURVEY BY J. A. MARTIN
DATED: SEPTEMBER 1, 1966

- IPF = IRON PIPE FOUND
- IRF = IRON ROD FOUND
- x — = FENCE LINE



LEGAL DESCRIPTION:

Lot 16 and the South 20 feet of Lot 17, Block 6, ORIGINAL GULFPORT, City of Gulfport, First Judicial District of Harrison County, Mississippi.

This is to CERTIFY that this map or plat and the survey on which it is based were made in accordance with "Standards of Practice for Surveying in the State of Mississippi".

J. Michael Cassady
 J. MICHAEL CASSADY, PLS
 Dated: May 5, 2015

FOR: DENNIS MILLER

CASSADY & ASSOCIATES, INC.
 Professional Land Surveyors

P.O. Box 1301 Gulfport, MS 39506
 (228)896-1155 Fax (228)896-8405

CLASS "B" SURVEY

Scale: 1"=30'	Drawn By: JET	Job Number: 21048-15
Date: 05/05/15	Revised: --/--/--	Filename: 2104815.dwg

STATE OF MISSISSIPPI
COUNTY OF HARRISON

FILED
NOV 21 2025
ANGELA THRASH, CHANCERY CLERK
BY: A. Thrash D.C.

AFFIDAVIT OF DEATH AND HEIRSHIP

Personally appeared before me the undersigned authority for the aforesaid jurisdiction,

Gregory S. Haney, who after first being duly sworn, states as follows:

1. That he/she was personally well acquainted with Louis H. Miller during his lifetime, having known him for 5 years, and was also well acquainted with his family and near relatives and with all of those under the laws of the State of Mississippi would be his heirs at law, and the following statements are based upon my personal knowledge and true and correct as therein stated.
2. Louis H. Miller died intestate in Gulfport, Harrison County, MS, 1JD, on August 9, 1986. To the best of my knowledge and belief, no Estate was opened on his behalf or is pending, and the decedent left no unpaid debts or such debts, if any, have long since been paid in full.
3. Louis H. Miller was survived by his wife, Maudie B. Miller, who also died in Gulfport, Harrison County, MS, 1JD, on February 12, 2013, and his five adult children as his sole heirs at law under the laws of descent and distribution, are listed as follows:

Jack B. Miller, Gallatin, TN

Sue M. Sturdivant, Gulfport, MS

William "Pat" Miller, Gulfport, MS

Dennis W. Miller, Madison, MS

Martha M. Hackney, Atlanta, GA

Richard L. Miller (Deceased)

The decedent did not have any other children with any other person and did not adopt any children.

4. At the time of his death, Louis H. Miller, owned a parcel of land (among other properties) situated at 2700 26TH Avenue, Gulfport, MS, more particularly described as follows:
LOT 16 & S 20 FT OF LOT 17, Block 6, ORIGINAL GULFPORT SUBDIVISION,
according to the map or plat thereof on file in the Office of the Chancery Clerk of Harrison County, MS, 1JD.
5. The value of the entire estate of the decedent, wherever located, excluding all liens and encumbrances thereon, does not exceed One Hundred Thousand Dollars (\$100,000.00).
6. To the best of my knowledge and belief no application or petition for the appointment of a personal representative of the decedent is pending, nor has a personal representative of the decedent been appointed in any jurisdiction.
7. The decedent died more than thirty (30) days prior to the execution of this Small Estate Affidavit.
8. The affiant is not an heir of the decedent or entitled to any assets of his Estate.
9. This affidavit is being executed and filed for record in the land records of Harrison County, MS. 1 JD pursuant to MCA Section 89-5-8(1), as amended.

Witness my signature on this the 21 day of NOV., 2025.

Gregory J. Hanes

SWORN TO AND SUBSCRIBED BEFORE ME on this the 21 day of November, 2025.

[Signature]
NOTARY PUBLIC

My Commission Expires

September



Indexing: LOT 16 & S. 20 FT OF LOT 17, Block 6, ORIGINAL GULFPORT SUBDIVISION,
Harrison County, MS

Prepared by:

Malcolm F. Jones
MSB #3222
Asst. City Attorney
City of Gulfport
P. O. Box 1780
Gulfport, MS 39502
(228)868-5811
Email - mfjones@gulfport-ms.gov

Un-Official

Deed Of Conveyance

FOR AND IN CONSIDERATION of Ten Dollars (\$ 10.00),
 cash in hand paid, and the execution concurrently herewith of a promissory note secured by a deed of trust
 on property herein for the sum of Three thousand five hundred fifteen and no/100 Dollars, (\$ 3515.00)
 The VETERANS' FARM AND HOME BOARD OF THE STATE OF MISSISSIPPI, does hereby sell and con-
 vey unto Louis H. Miller
 the following described property located and being situated in the County of Harrison,
 State of Mississippi, and described as follows, to-wit:

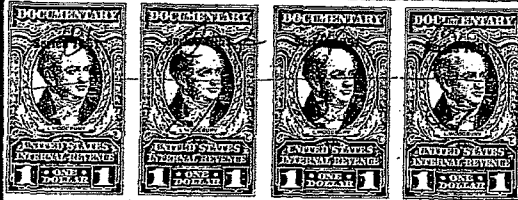
Lot 16 and the South 20 feet of Lot 17 in Block 6 of Original Gulfport, Mississippi, as shown by the official map or plat of said Original Gulfport on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi.

The grantee herein agrees and obligates himself to pay all taxes now due and to become due on the above property.

This conveyance is made subject to all oil, gas and mineral rights and leases outstanding on this date.

Cancellation of the deed of trust above mentioned will also cancel and satisfy the implied vendor's lien herein.

WITNESS the signature of the Grantor, this the 2nd day of July, 1951



THE VETERANS' FARM AND HOME BOARD,

State of Mississippi

By: [Signature]
Chairman

By: [Signature]
Executive Director

STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally appeared before me the undersigned authority in and for the State and County last aforesaid, B. B. Allen, Chairman, and [Signature] Dale, Executive Director of the Veterans' Farm and Home Board of the State of Mississippi, each of whom acknowledged that they signed and delivered the above and foregoing instrument for and on behalf of, and authorized by, said Board, on the day and year of its date.

GIVEN under my hand and official seal this, the 2nd day of July, 1951

(SEAL)

My Commission Expires Jan. 31, 1955.

[Signature]
Notary Public



STATE OF MISSISSIPPI, COUNTY OF HARRISON:

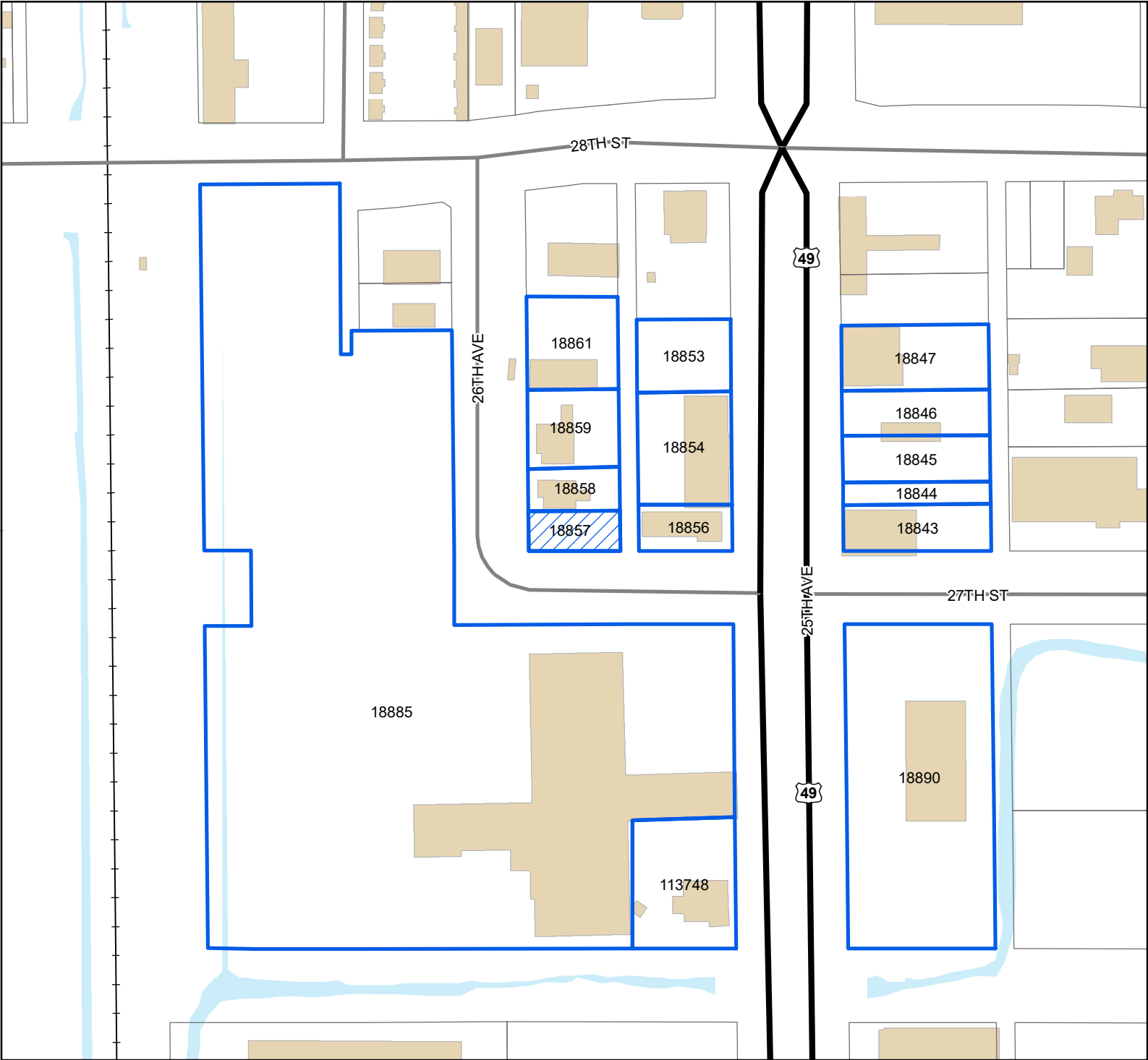
I, C. J. Darby, Clerk of the Chancery Court of said County and State, certify that the instrument of which the foregoing is a record was delivered to me to be recorded at 11:00 o'clock A.M. on the 16th day of July, 1951 and recorded July 23rd, 1951

C. J. Darby, Clerk







By: [Signature] D. C.

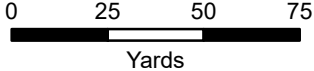
Filing	.05
<u>200</u> words	<u>.45</u>
Certificate	.50
Indexing	.30
	<u>1.30</u>

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0811C-05-005.000	DENNIS MILLER (OWNER)	348 SAINT IVES DRIVE	MADISON	MS	39110
			DEBRA ANN PRICE (AGENT)	2701 25TH AVE	GULFPORT	MS	39501
			Adjacent Property Owners (2601ZB007)				
	18856	0811C-05-004.000	PRICE MICHAEL T & DEBRA ANN	2701 25TH AVE	GULFPORT	MS	39501
	18844	0811C-04-044.000	WETZEL JAMES K & GARNETTE & GARNER	616 E BEACH BLVD	GULFPORT	MS	39501
	18857	0811C-05-005.000	MILLER LOUIS H	348 SAINT IVES DR	MADISON	MS	39110
	18890	0811C-04-042.000	AVRITT DAVID J	PO BOX 520	GULF BREEZE	FL	32562
	18853	0811C-05-002.000	TRAN THU THANH	150 W SECOND STREET	PASS CHRISTIAN	MS	39571
N	18843	0811C-04-043.000	WETZEL JAMES K & GARNETTE & GARNER	616 E BEACH BLVD	GULFPORT	MS	39501
	18846	0811C-04-046.000	SMALL PROPERTIES LLC	15384 5TH ST	GULFPORT	MS	39503
	18859	0811C-05-007.000	TOMOHAWK PROPERTIES LLC	P O BOX 420	KILN	MS	39556
	113748	0811C-05-017.001	2605 25TH AVENUE LLC	7492 BEATLINE RD	LONG BEACH	MS	39560
N	18845	0811C-04-045.000	SMALL PROPERTIES LLC	15384 5TH ST	GULFPORT	MS	39503
	18847	0811C-04-047.000	RICHBURG LARRY T & BETTY J	116 CLOWER AVE	LONG BEACH	MS	39560
	18854	0811C-05-003.000	BANA LLC	2015 MAGAZINE ST	NEW ORLEANS	LA	70130
	18858	0811C-05-006.000	VENABLE BONNIE MICHELLE	2704 26TH AVE	GULFPORT	MS	39501
	18885	0811C-05-018.000	HUMANE SOCIETY OF SOUTH MISS	2617 25TH AVE	GULFPORT	MS	39507
	18861	0811C-05-008.000	MOSS ALVIN E	2511 28TH ST	GULFPORT	MS	39501



Legend

-  Site
-  US or State Highway
-  Street
-  Railroad
-  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.

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	72680	Legal Ad - IPL0294105		1.0	88.0L

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 under-
 signed, 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:
 12/03/25 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, December 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 25122B135, by owner Helen Hambergren, seeking approval for a side yard setback of 3.4 feet for proposed attached carport, Tax Parcel 10101-01-079.025, 407 St. Charles Court, Zoned R-2 (Single-family), Ward 2

Variance 25122B136, by owners Ian & Ashton Kramer, seeking approval for 10-foot rear setback requirement for proposed addition, Tax Parcel 07081-01-010.007, 16117 Brookfield Drive, Zoned R-1-15 (Single-family), Ward 7

Variance 25122B139, by owner Debbie Stovall Realty LLC, seeking approval for a 0-foot side yard setback for proposed detached carport, Tax Parcel 0811G-02-010.000, 1524 2nd Street, Zoned R-2 (Single-family), Ward 2

Variance 25122B140, by owner Debbie Stovall Realty LLC, seeking approval for a 6-foot rear yard setback for proposed detached carport, Tax Parcel 0811G-02-010.000, 1524 2nd Street, Zoned R-2 (Single-family), Ward 2

Variance 25122B143, by owners Diane & Russel Fletcher, seeking approval for a 3-foot side yard setback for a proposed accessory structure, Tax Parcel 0910B-02-002.000, 1528 Courthouse Road, Zoned R-1-7.5 (Single-family), Ward 4

Variance 2601ZB006, by agent Debra Price, requests 2 variances in regards to the placement of a proposed commercial structure: A) to allow an 18-foot front setback where 25 feet is required; B) to allow for a secondary frontage setback of 5 feet where 25 feet is required, Tax Parcel 0811C-05-005.000, 2700 26th Avenue, Zoned B-2 (General Business), Ward 3

Variance 2601ZB007, by agent Debra Price, seeking approval for parking that pulls out onto the right-of-way, Tax Parcel 0811C-05-005.000, 2700 26th Avenue, Zoned B-2 (General Business), Ward 3

This the 25th day of November 2025
 Nathan Boddie, Chairman
 City of Gulfport Zoning Board of Adjustment and Appeals
 IPL0294105
 Dec 3 2025

[Print Tearsheet Link](#)

[Marketplace Link](#)

Mary Castro



Mary Castro

Russ Cage Davis



Sworn to and subscribed before
 me on

Dec 3, 2025, 11:21 AM EST



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