



Zoning Board | Agenda

Thursday, February 19, 2026 – 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 - 01-15-2026

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 Variance 2602ZB015:(Withdrawn by applicant)

Variance 2602ZB015, by owner Anita Hayes, seeking approval for a side yard setback of 7 feet where 15 feet is required for the placement of a single-family home, Tax Parcel 0708B-02-031.000, 12391 Salisbury Road, Zoned R-1-15 (Single-family), Ward 7

2. Variance 2602ZB023:

Variance 2602ZB023, by agents Chris & Addison Sweebe, seeking approval for a front setback of 7 feet where 15 feet is required for the placement of a single-family home, Tax Parcel 0811L-03-029.000, 3212 11th Street, Zoned T4+ (General Urban Zone "Plus"), Ward 2

3. Variance 2603ZB024:

Variance 2603ZB024, by agent Frank Wilem, seeking approval to submit a Planned Building Group for a property with 0.62 acres where ordinance requires 2 acres for application submission, Tax Parcel 1009M-03-010.005, 9155 Lorraine Road, Zoned B-1 (Neighborhood Business), Ward 5

H. Adjournment

MINUTES

**ZONING BOARD OF ADJUSTMENT AND APPEALS
MEETING**

Thursday, January 15, 2026, 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 **3:10 P.M.**

D. Determination of a Quorum:

BOARD MEMBERS PRESENT:

ROBERT PHARR
MACK MCCREE
NATHAN BODDIE
HAL KAIGLER
MICHAEL DANIELS

BOARD MEMBERS ABSENT:

MARY ANN WIGINTON

STAFF MEMBERS PRESENT:

GREG HOLMES
SAMUEL SWEETING
BRYCE CLUGH
WILLIAM DICKINSON

COURT REPORTER:

NORMA SOROE

E. Confirmation of Agenda:

F. Approval of Minutes:

Motion by Mr. Pharr and seconded by Mr. Kaigler to approve Minutes of **December 18, 2025**, Zoning Board meetings was carried unanimously.

G. Hearing of cases:

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

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

G3. Routine Agenda:

1. Variance 2601ZB008:

Variance 2601ZB008, by owner Lindsay Quaid, seeking approval for a rear setback of 5 feet where 8 feet is required for a proposed accessory structure, Tax Parcel 1008F-01-003.029, 10668 Plummer Circle, Zoned R-1-10 (Single-family), Ward 5

Speaking for the Petition: Lindsay Quaid

Speaking against the Petition: None

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

Second: Mr. Kaigler

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

Action: Motion carries 3-2.

Adjournment:

Motion by Mr. Pharr to adjourn the meeting was seconded by Mr. McCree and carried unanimously. The meeting adjourned **3:30 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, February 19, 2026

Public Declaration of Appeal Process of Chairman



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ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, February 19, 2026

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ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, February 19, 2026

Routine Agenda

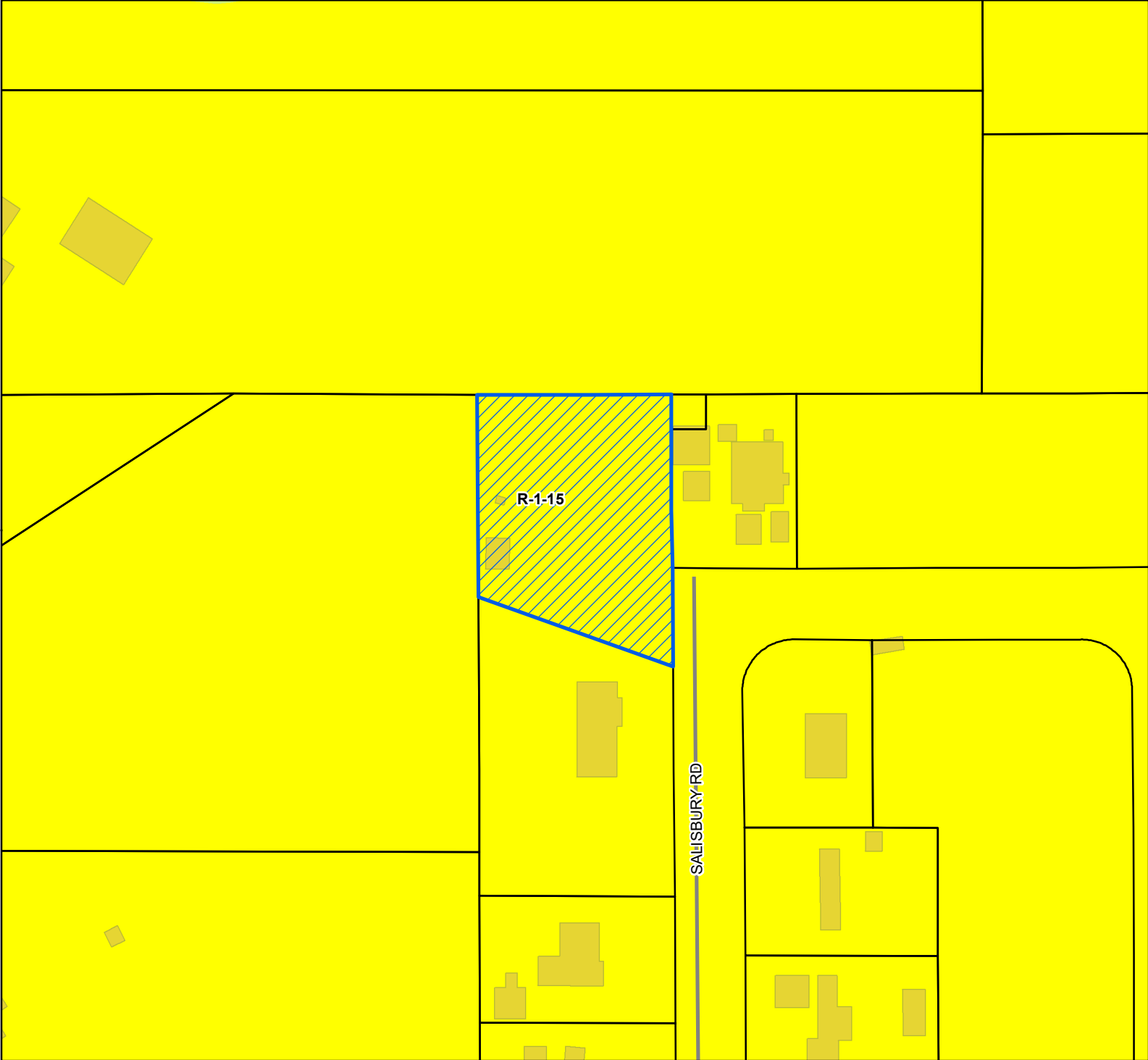










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ZONING BOARD OF ADJUSTMENT AND APPEALS

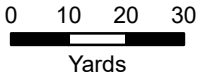
Hearing Date: Thursday, February 19, 2026

Variance 2602ZB015:(Withdrawn by applicant) Variance 2602ZB015, by owner Anita Hayes, seeking approval for a side yard setback of 7 feet where 15 feet is required for the placement of a single-family home, Tax Parcel 0708B-02-031.000, 12391 Salisbury Road, Zoned R-1-15 (Single-family), Ward 7



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

Site Information
 0708B-02-031.000
 Zoning: R-1-15 (Single Family)
 Size: 23787.01 sqft
 Flood: X



1 inch = 100 feet



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CASE NUMBER

2602ZB015
BC 12/09/2025
JJA

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	B	-	0	2	-	0	3	1	.	0	0	0															

Property Address:

12391 Salisbury Road

Lot(s) 13 Block(s) _____ Subdivision Spring Valley

General Description of Request:

To allow a small residence to be built on the existing slab which is 7 feet from the boundary line and is less than the 15 feet requirement.

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, Amita Hayes, being owner or agent of the property 12391 Salisbury 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.

Amita Hayes
Signature

19 Dec 2025
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 19 day of December, 2025

[Signature]
Notary Public

8/10/2028
Commission Expiration

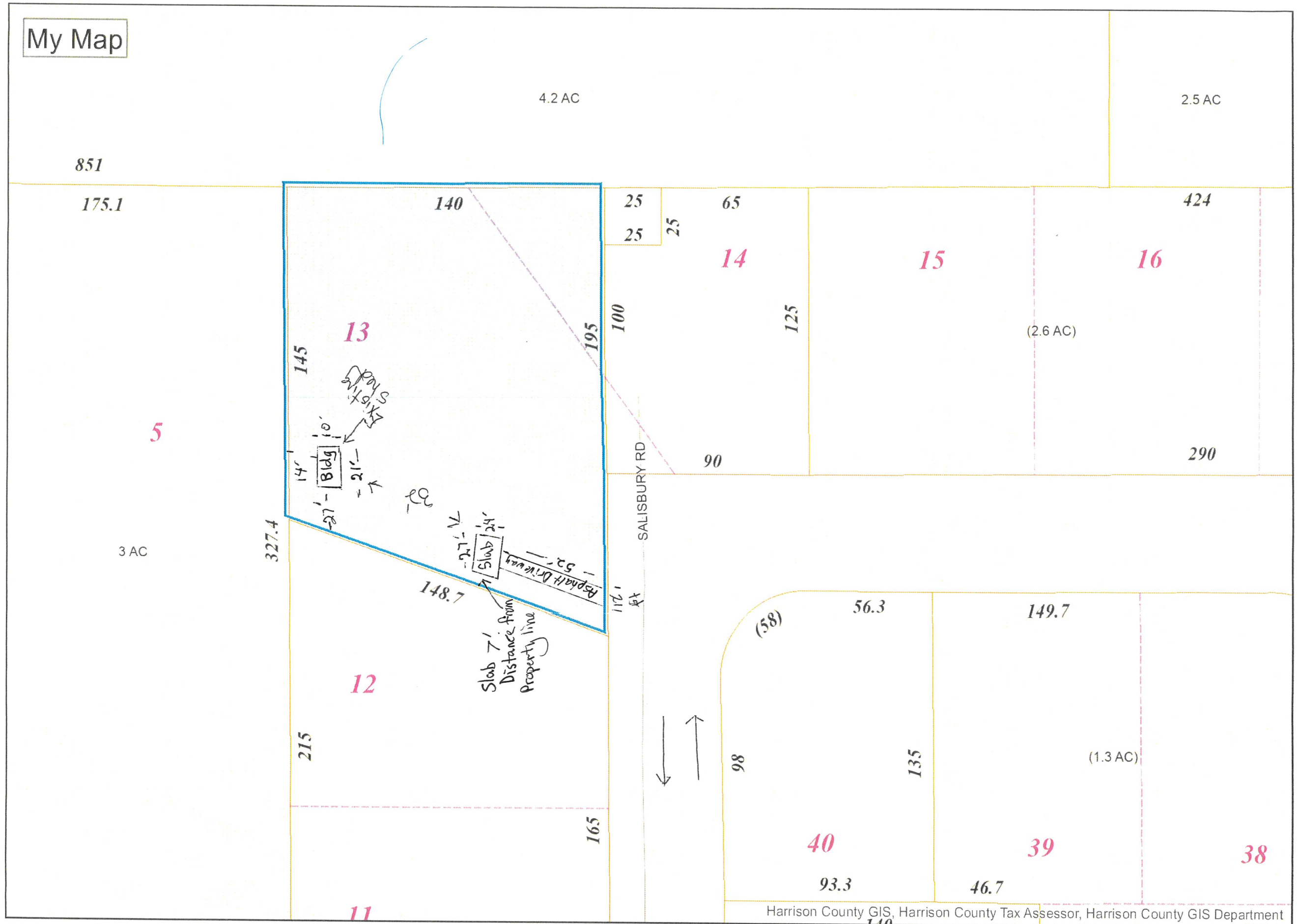


Variance Submissions statements

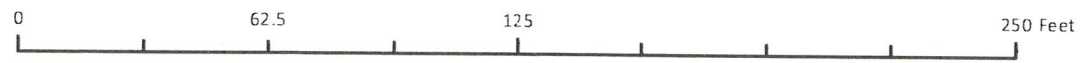
1. There is a pre-existing concrete slab 7 feet from the side and 52 feet from road frontage into the property where it is best suitable for a small residence to be built. The slab is 27 foot long x 24 foot wide that use to have a building on it. This brings up a point for my request for a variance of structure distance from the building code 15 feet to decrease to the south side of the slab to 7 feet. It make sense to build on this space because it is the closest location to the existing water line and gas lines. Also lowering the cost of a future sewage line to be installed.
2. I don't know how long ago the concrete slab was placed but I do know a previous owner had a garage on this concrete slab.
3. If I cannot be approved for the reduced variance from 15 feet to 7 feet it would cause me financial hardship and a long delay to build a small living quarter for my daughter who is homeless right now.
4. Since there is an existing concrete slab that no longer has a structure it's a work stoppage to improve the property from it's present state if I am not approved. I would have to extend the existing concrete slab further into the property to meet the ordinance of 15 feet from the boundary. Only in my opinion this is not cost effective and definitely I would have to wait even longer to establish a residence in the subdivision.
5. This is not asking a special privilege request to approve a building variance because there use to be a building in this very spot years ago.

6. With the approval of the variance reduction from 15 feet to 7 feet I can move forward to improve the beauty of the property and become an active part of the residential community of Spring Valley Subdivision.

19 Dec 2025
Diana Hays



Date: 12/4/2025
Time: 10:27:54 AM



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.

1 inch = 62 feet





Angela Hunt 1st JUDICIAL DISTRICT
Instrument 2025-0024404-D-11
Filed/Recorded 11/07/2025 4:15:01 PM
Total Fees 26.00
2 Pages Recorded

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

Indexing Instructions:

File#251682

STATE OF MISSISSIPPI

COUNTY OF HARRISON

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,

CHARLOTTE A. LANDRY
2308 13TH AVENUE
GULFPORT, MS 39501
228-760-2049

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

ANITA HAYES
13716 DUNVEGAN DRIVE
GULFPORT, MS 39503
228-870-6967

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 13, Spring Valley Subdivision, as per 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, Flat Book 24, Page 15

LESS AND EXCEPT:

That certain part of Lot 13, Spring Valley Subdivision, Harrison County, Mississippi; as per Plat Book 24, Page 15; Being more particularly described as; Commencing at the NE corner of said Lot 13 and thence run S 35 degrees 46 minutes E 102.72 feet to the Point of Beginning; thence continue S 35 degrees 46 minutes E 51.33 feet; thence run West 30 feet, thence run North 41.64 feet to the Point of Beginning.

ALSO:

That certain part of Lot 14, Spring Valley Subdivision, Harrison County, Mississippi; as per Plat Book 24, Page 15; Being more particularly described as: Beginning at the NW corner of said Lot 14 and thence run S 35 degrees 46 minutes E along the West line of said Lot 14, 102.72 feet, thence run North 83.35 feet to the North line of said Lot 14, thence run. West 60 feet to the Point of Beginning.

The above described property is not a part of the Homestead of the Grantor herein.

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 7th day of November, 2025.

Charlotte A. Landry
CHARLOTTE A. LANDRY

STATE OF MISSISSIPPI
COUNTY OF HARRISON

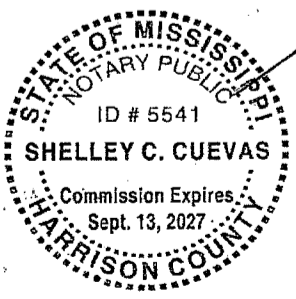
THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, CHARLOTTE A. LANDRY, who acknowledged that she signed, executed and delivered the above and foregoing instrument as a voluntary act and deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 7th day of November, 2025.

NOTARY PUBLIC

(SEAL)

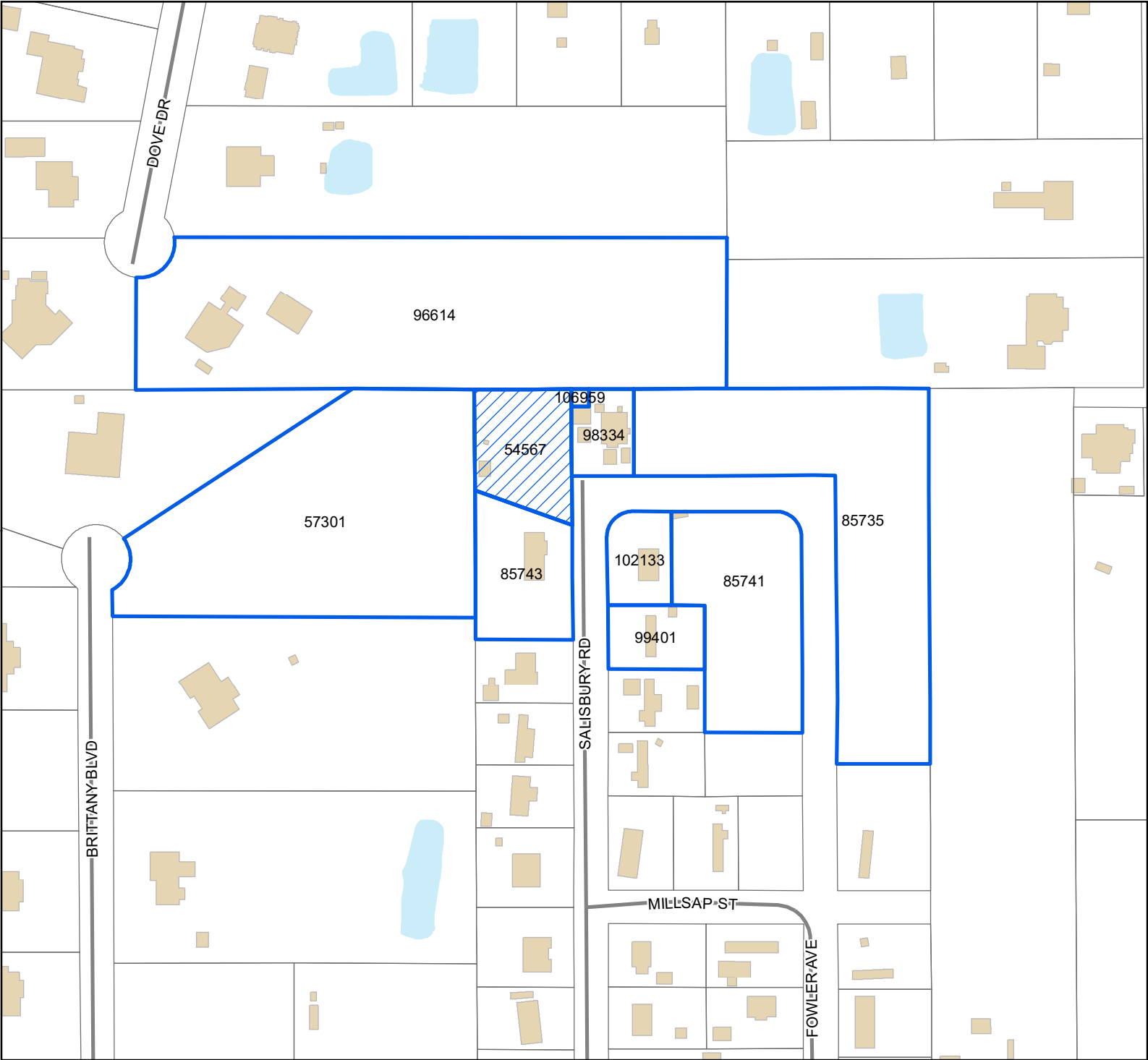
My Commission Expires:







STATE OF MISSISSIPPI
COUNTY OF HARRISON

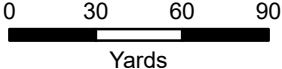
[Handwritten signature]

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0708B-02-031.000	ANITA HAYES (OWNER)	13716 DUNVEGAN DRIVE	GULFPORT	MS	39503
			Adjacent Property Owners (2602ZB015)				
	106959	0708B-02-006.003	ABSHIRE KENNETH	141 GARY STREET	GULFPORT	MS	39503
	85735	0708B-02-006.000	BABIN BRENT J	617 CARMADELLE STREET	MARRERO	LA	70072
	57301	0708B-02-032.000	WILLIAMS JAMES A & ALLIE M	17 JAY DRIVE	GULFPORT	MS	39503
	98334	0708B-02-006.001	ABSHIRE KENNETH	12394 SALISBURY RD	GULFPORT	MS	39503
	54567	0708B-02-031.000	LANDRY CHARLOTTE A	12391 SALISBURY RD	GULFPORT	MS	39503
	99401	0708B-02-016.003	GARCIA KELLY A	12321 SALISBURY RD	GULFPORT	MS	39503
	102133	0708B-02-016.007	FOUNTAIN DEVIN I	12378 SALISBURY RD	GULFPORT	MS	39503
	85741	0708B-02-016.000	FOUNTAIN DEVIN ISSICA	12378 SALISBURY AVE	GULFPORT	MS	39503
	85743	0708B-02-030.000	INGRAM VILMA AGUILAR	P O BOX 3876	GULFPORT	MS	39505
	96614	0708B-01-009.009	GHOLSON NORMAN H III & JEAN N T	12420 DOVE DR	GULFPORT	MS	39503



Legend

-  Site
-  Street
-  Buildings
-  Water Features



1 inch = 200 feet



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228.868.5710 | PLANNERS@GULFPORT-MS.GOV

ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, February 19, 2026

Variance 2602ZB023: Variance 2602ZB023, by agents Chris & Addison Sweebe, seeking approval for a front setback of 7 feet where 15 feet is required for the placement of a single-family home, Tax Parcel 0811L-03-029.000, 3212 11th Street, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2602ZB023

Hearing Date: February 19th, 2026

Current Zoning/Use: T4+ / Vacant Lot

Legal: Variance 2602ZB023, by agents Chris & Addison Sweebe, seeking approval for a front setback of 7 feet where 15 feet is required for the placement of a single-family home, Tax Parcel 0811L-03-029.000, 3212 11th Street, Zoned T4+ (General Urban Zone "Plus"), Ward 2

TECHNICAL DETAILS

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

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

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

Technical Report

VARIANCE

The applicant requests a variance for a 7-foot front setback where a 15-foot front yard setback is required by ordinance. The City of Gulfport requires a 15-foot front yard setback in the T4+ zoning district as well as a 6-foot side yard setback and a 6-foot rear yard setback. It should be noted that the property immediately to the north was approved for this exact variance with case 2409ZB127. However, it should also be noted that these two properties do not front the same street.

- (a) The applicant states multiple conditions and circumstances that they claim are specific to this property. This includes the mature trees towards the rear of the property and the fact that this property was governed by a different code in the past creating a different street scape than what is allowed by right today. It is clear to staff that all property that was formerly zoned as Smart-code and transitioned into hybrid zoning faces this issue and thus it is not special to this property. It should also be noted that no properties in the immediate area are built with a 7-foot front yard setback along 11th street despite the applicant's claim. It is clear to staff that, due to the location of the Live Oaks and the size of the property, a special circumstance exists.
- (b) The applicant claims that the characteristics of the neighborhood pre-exist the proposed development as well as the mature trees. It is clear to staff that the applicant did not cause the need for this variance because the proposed development is reasonable given the circumstance.
- (c) The applicant states that the relatively recent zoning change from Smart-code to the current zoning as well as the location of the two large Live Oak trees constitute an unnecessary hardship. It is clear to staff that the need to preserve these Live Oak trees does present an unnecessary hardship. However, it is also true that many properties fronting 11th street do not share similar front setbacks as proposed by the applicant. It is clear to staff that amending the zoning ordinance would not offer a reasonable solution.
- (d) The applicant claims that the literal interpretation of the ordinance would prevent the applicant from reasonably developing the property. The applicant claims that many properties in the area are built within the relatively recently added 15-foot setback. It is clear to staff that some properties in the area are built within this setback, however, many of these properties front different streets or are within different zoning districts. For example, the recently approved variance 2409ZB127 approved a 7-foot front setback but the property in question fronts 33rd avenue.
- (e) The applicant claims that no special privilege would be granted by the approval of this variance due to the nature of the existing neighborhood and the need to preserve the trees on site. The applicant states that the granting of this variance would not provide any advantage beyond what is necessary to achieve reasonable use of the property. It is clear to staff that no special privilege would be granted with the approval of this variance.
- (f) This property is zoned T4+, and a single-family home is allowed by right.

EXECUTIVE SUMMARY

The applicant meets the 6 criteria required for a variance. The applicant requests a variance for a 7-foot front yard setback where a 15-foot front yard setback is required by ordinance. The City of Gulfport requires a 15-foot front yard setback in the T4+ zoning district as well as a 6-foot side yard setback and a 6-foot rear yard setback. The proposed development will meet both the

Technical Report

VARIANCE

side and rear setback requirements. The property immediately to the north of this property was approved for a 7-foot front yard setback with case 2409ZB127.

Any approval should consider these conditions:

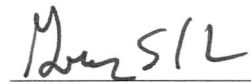
1. Approval would allow for a front yard setback of 7 feet where 15 feet is required.
2. Must comply with all current Building Codes and City of Gulfport Ordinances.

DEPARTMENTAL CONDITIONS

<u>Engineering:</u>	No conditions. Memo dated 1/30/2026.
<u>Public Works:</u>	No comment as of 2/6/2026.
<u>Traffic and Safety:</u>	No conditions. Memo dated 2/5/2026.
<u>Building Code Services:</u>	Must comply with all current Building Codes and City of Gulfport Ordinances. Memo dated 1/29/2026.
<u>GIS:</u>	No conditions. Memo dated 2/5/2026.
<u>Police Department:</u>	No comment as of 2/6/2026.
<u>Fire Department:</u>	No conditions. Memo dated 1/28/2026.
<u>City Arborist:</u>	No conditions. Memo dated 1/30/2026.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department

3213 12TH ST B

0811L-03-026.001

0811L-03-032.000

0811L-03-031.000

0811L-03-026.002

1114 33RD AVE

0811L-03-030.001

0811L-03-027.001

0811L-03-030.000

0811L-03-029.000

0811L-03-028.000

3218 11TH ST

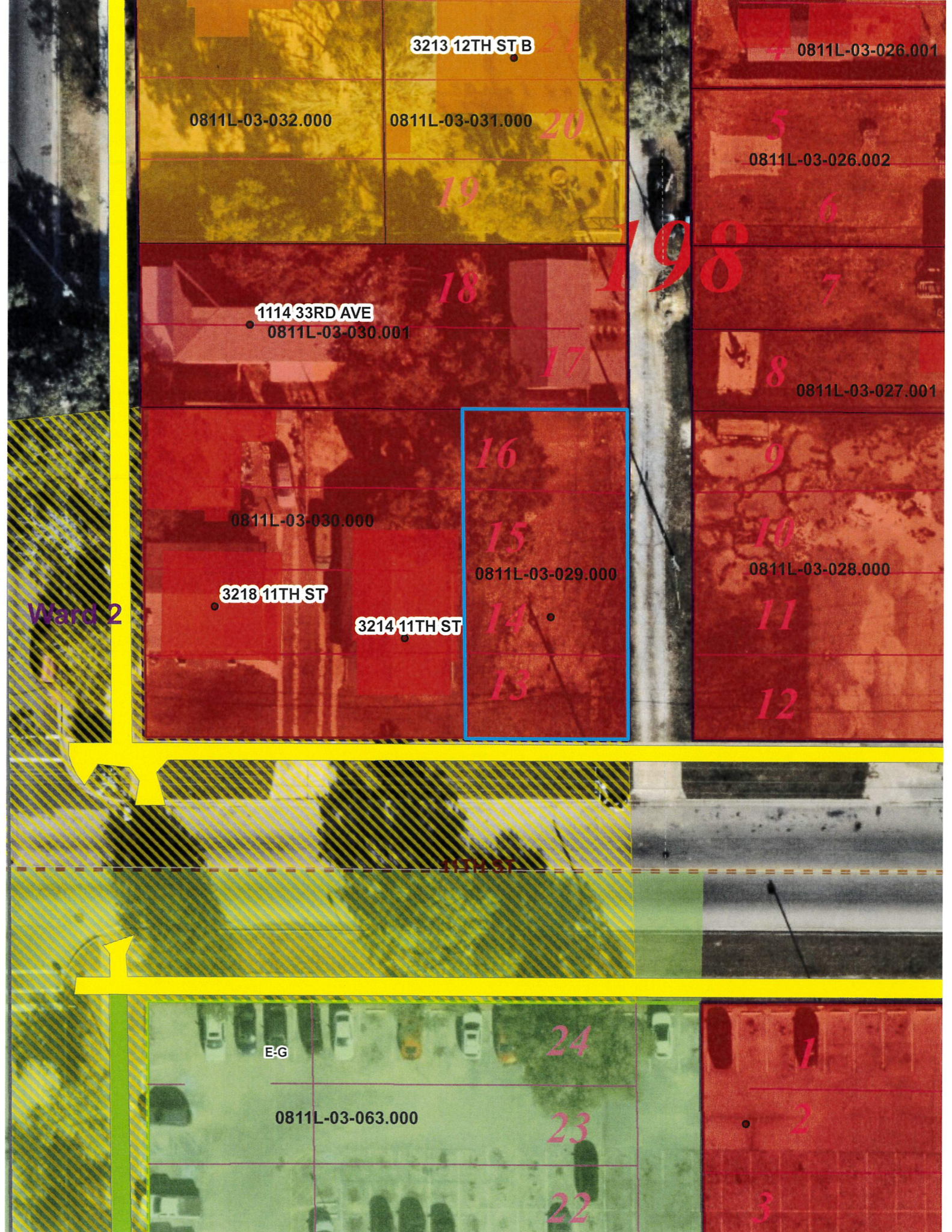
3214 11TH ST

Ward 2

11TH ST

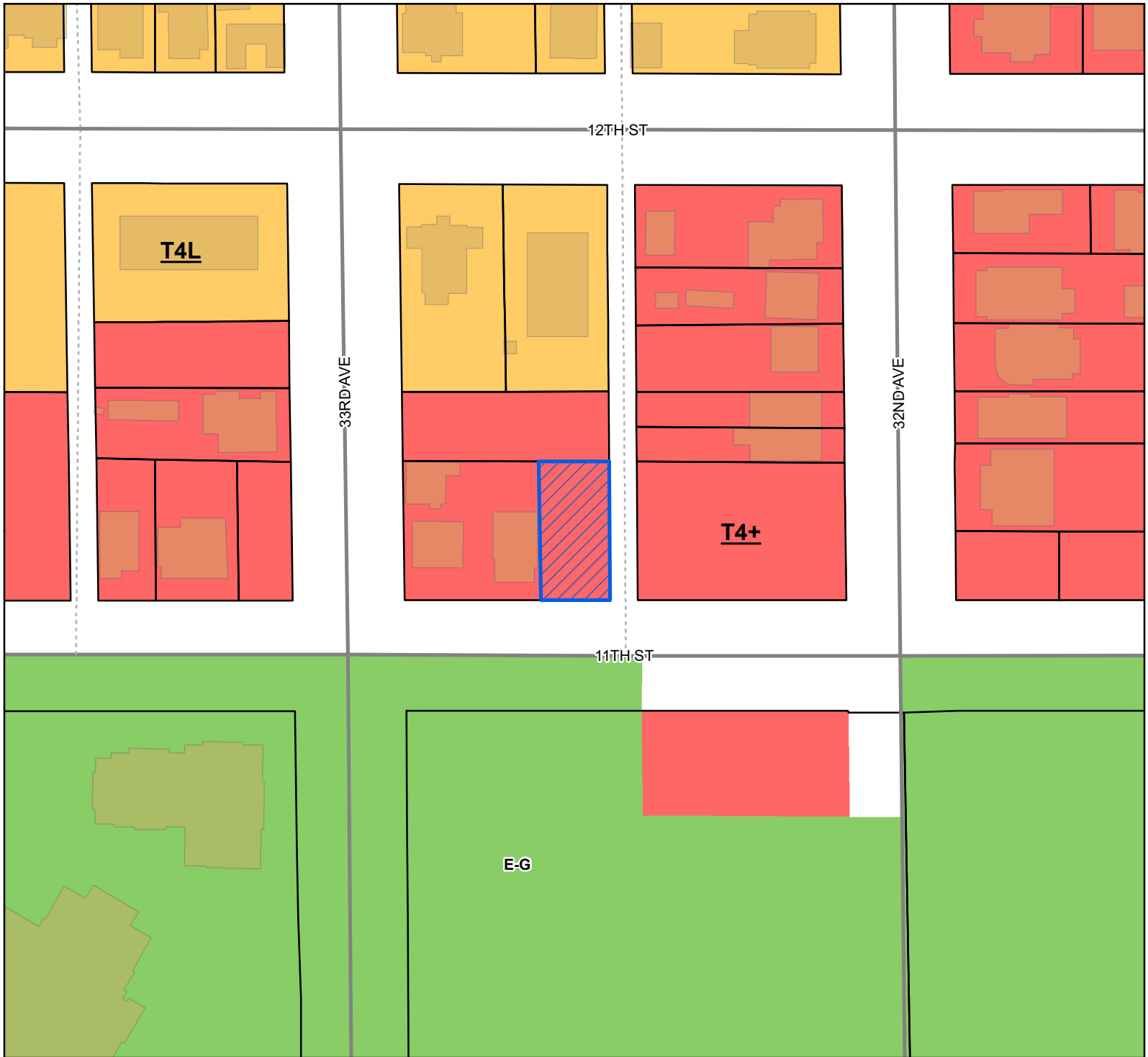
E-G










0811L-03-063.000



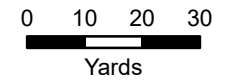
2602ZB023

Variance



-  Site
-  Street
-  Alley
-  Parcels
-  Buildings
-  City Limit
- Smart Code**
-  T4+
-  T4L
- Zoning**
-  E-G - Entertainment - Gaming District

Site Information
 0811L-03-029.000
 Zoning: T4+ (General Urban Zone "Plus")
 Size: 5063.26 sqft
 Flood: X



1 inch = 100 feet



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WD 1/6/26
CASE NUMBER
2602ZB023
R#13650046

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

08112-03-029.000																				

Property Address:

3212 11th St. Gulfport, MS 39501
Lot(s) 13-16 Block(s) 198 Subdivision Original Gulfport

General Description of Request: A front yard setback of 7' where 15' is required, for a visitational home.

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*.



Designation of Agent

I, Colin Bourgeois, being property owner of 3212 11th St. which is the subject of this application hereby authorize Chris + Addison Sweebe to act as my representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

[Signature]
Signature

01/06/2026
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 6th day of January, 2026

[Signature]
Notary Public

08/10/29
Commission Expiration





Covenant Affidavit

I, Collin Bourgeois, being owner or agent of the property 3212 11th St.
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] 01/06/2026
Signature Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 6th day of January, 2026

[Signature] 8/10/29
Notary Public Commission Expiration



APPLICATION FOR VARIANCE CONT.

Parcel # 0811L-03-029.000 | Collin Bourgeois, Ancillary Capital

F.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.

There are special conditions and circumstances unique to this property that are not generally applicable to other properties in the same zoning district.

First, there are three mature trees located on the rear half of the lot, including two large Live Oak trees approximately situated in the rear third of the property near the north and west property lines. These trees are significant natural landmarks and have likely existed on the site for close to 100 years. Their location and critical root span and canopy substantially limit the buildable area of the lot.

To preserve these Live Oak trees and avoid irreversible root damage that would likely result in their death, the home was intentionally designed with an L-shaped footprint and positioned further forward on the lot. A large open area was carved out of the northwest corner specifically to protect the trees. Pulling the structure forward is the most reasonable, and one of the only, design solutions that allows both development of the lot, preservation of these trees and compatibility with the existing neighborhood.

Second, the requested 7-foot front yard setback would have been permitted by right under Appendix D, which previously governed this area prior to its rezoning into a hybrid district. That same 7-foot setback remains permitted by right just a few streets away in neighborhoods of the same age, form, and character. This regulatory change created an arbitrary inconsistency that makes compliant infill construction incompatible with the surrounding historic development pattern.

Additionally, multiple adjacent and nearby homes in the neighborhood maintain front yard setbacks ranging from approximately 4 to 7 feet, which are nonconforming under the current ordinance but reflective of the established streetscape and historic character of the neighborhood.

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

The special conditions necessitating this variance were not created by the applicant.

The surrounding homes and neighborhood character have existed for more than 75 years, well before the applicant's involvement with the property. Likewise, the mature Live Oak trees predate the applicant by many decades and are a naturally occurring condition of the site.

We have taken deliberate and thoughtful steps, with significant time and expense, to design a home that works within these constraints, preserves the trees and respects the historic character of the neighborhood rather than removing natural features or forcing a building form incompatible with the neighborhood.

APPLICATION FOR VARIANCE CONT.

Parcel # 0811L-03-029.000 | Collin Bourgeois, Ancillary Capital

F.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 amendment of the zoning ordinance does not offer a reasonable solution.

Strict application of the current front yard setback requirement creates an unnecessary hardship that is directly related to the physical characteristics of the property and is not commonly shared by other properties.

The hardship arises from two combined factors:

1. A relatively recent zoning change that imposed a deeper front yard setback without regard for existing neighborhood patterns or historic infill conditions; and
2. The location of two large, mature Live Oak trees in the rear third of the lot, which limits building options.

Together, these conditions significantly constrain the buildable envelope and prevent the applicant from constructing a home that both complies with the ordinance and preserves the natural and historic features of the site and existing neighborhood.

This hardship is not commonly found because there are very few remaining infill lots in this historic downtown neighborhood that both contain mature Live Oak trees and are subject to the revised setback standards. Additionally, many surrounding homes were built under earlier regulations that allowed reduced front yard setbacks, resulting in an established pattern of homes located closer to the street.

Not long ago, the requested setback would have been allowed by right under Appendix D.

F.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.

A literal interpretation of the zoning ordinance would deprive the applicant of rights commonly enjoyed by surrounding properties in the same neighborhood and district.

Numerous nearby properties possess legal nonconforming characteristics, including reduced front yard setbacks ranging from approximately 4 to 7 feet. These homes define the prevailing development pattern and streetscape character of the neighborhood.

Granting this variance allows reasonable development of the property by enabling the applicant to:

- Construct a home with a front yard setback consistent with surrounding residences;
- Match the historic character and rhythm of the street; and
- Preserve mature Live Oak trees for the benefit of the neighborhood and community.

Absent the variance, the property cannot be reasonably developed in a manner comparable to similarly situated properties.

APPLICATION FOR VARIANCE CONT.

Parcel # 0811L-03-029.000 | Collin Bourgeois, Ancillary Capital

F.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.

Granting the requested variance will not confer any special privilege on the applicant.

The variance merely allows the applicant to develop the property in a manner similar to the rights enjoyed by neighboring properties, while addressing a site-specific hardship. The request enables compatibility with the existing neighborhood and preservation of mature trees and does not provide any advantage beyond what is necessary to achieve reasonable use of the property.

F.6 State whether the use proposed is permissible by right, with planning approval, or by special exception.

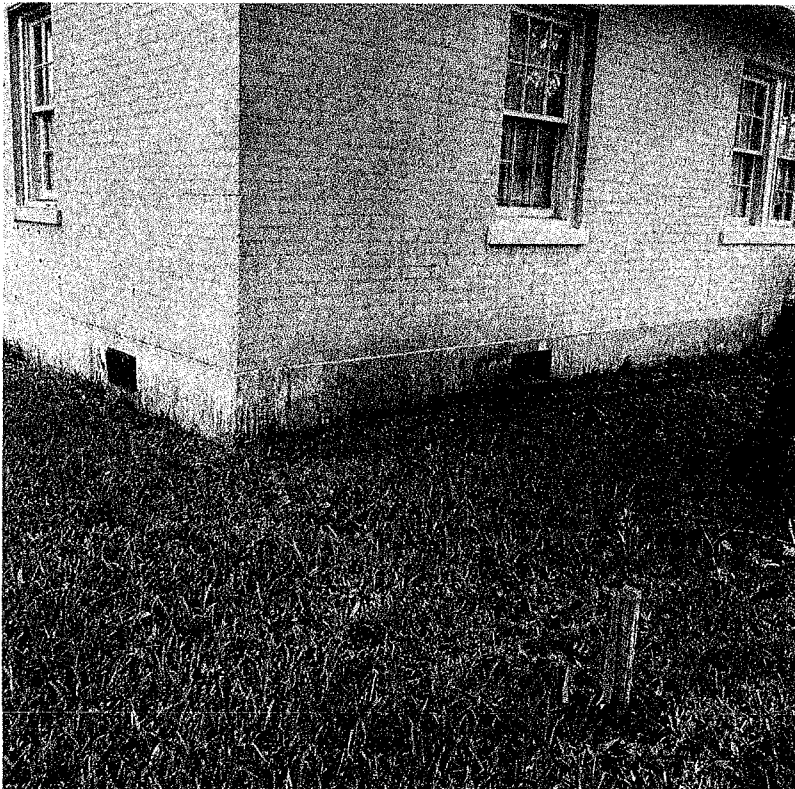
The proposed use is residential as a primary residence.

This use is permissible by right under the zoning ordinance.

Supporting Photographs

- **Photograph A:** Adjacent home to the west with an approximate 6.5' front yard setback.
- **Photograph B:** Home across the street with an approximate 3.5' front yard setback.

A:



Granting the requested variance will not confer any special privilege on the applicant.

The variance merely allows the applicant to develop the property in a manner similar to the rights enjoyed by neighboring properties, while addressing a site-specific hardship. The request enables compatibility with the existing neighborhood and preservation of mature trees and does not provide any advantage beyond what is necessary to achieve reasonable use of the property.

F.6 State whether the use proposed is permissible by right, with planning approval, or by special exception.

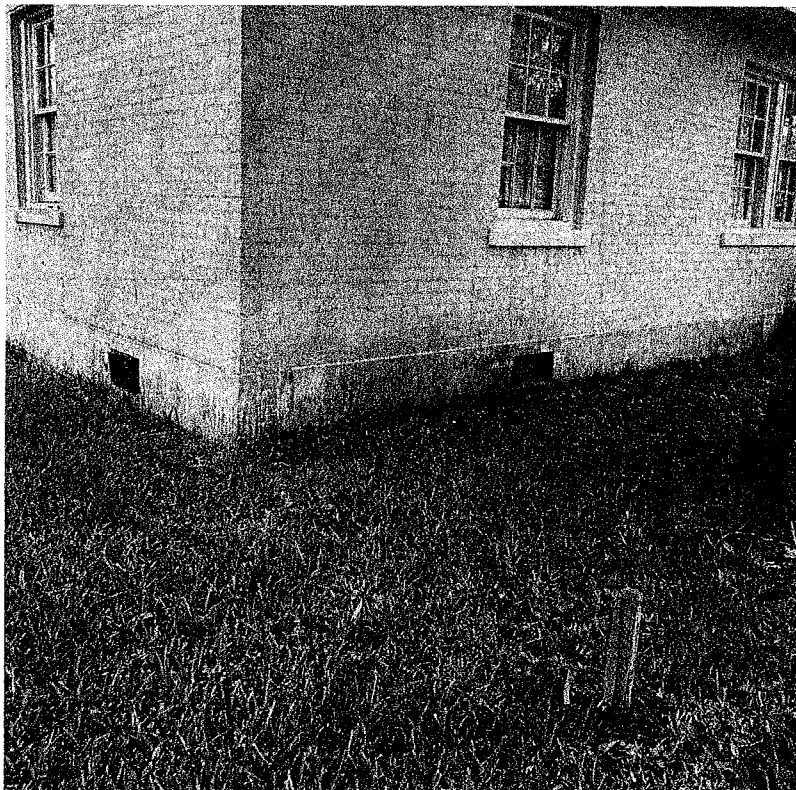
The proposed use is residential as a primary residence.

This use is permissible by right under the zoning ordinance.

Supporting Photographs

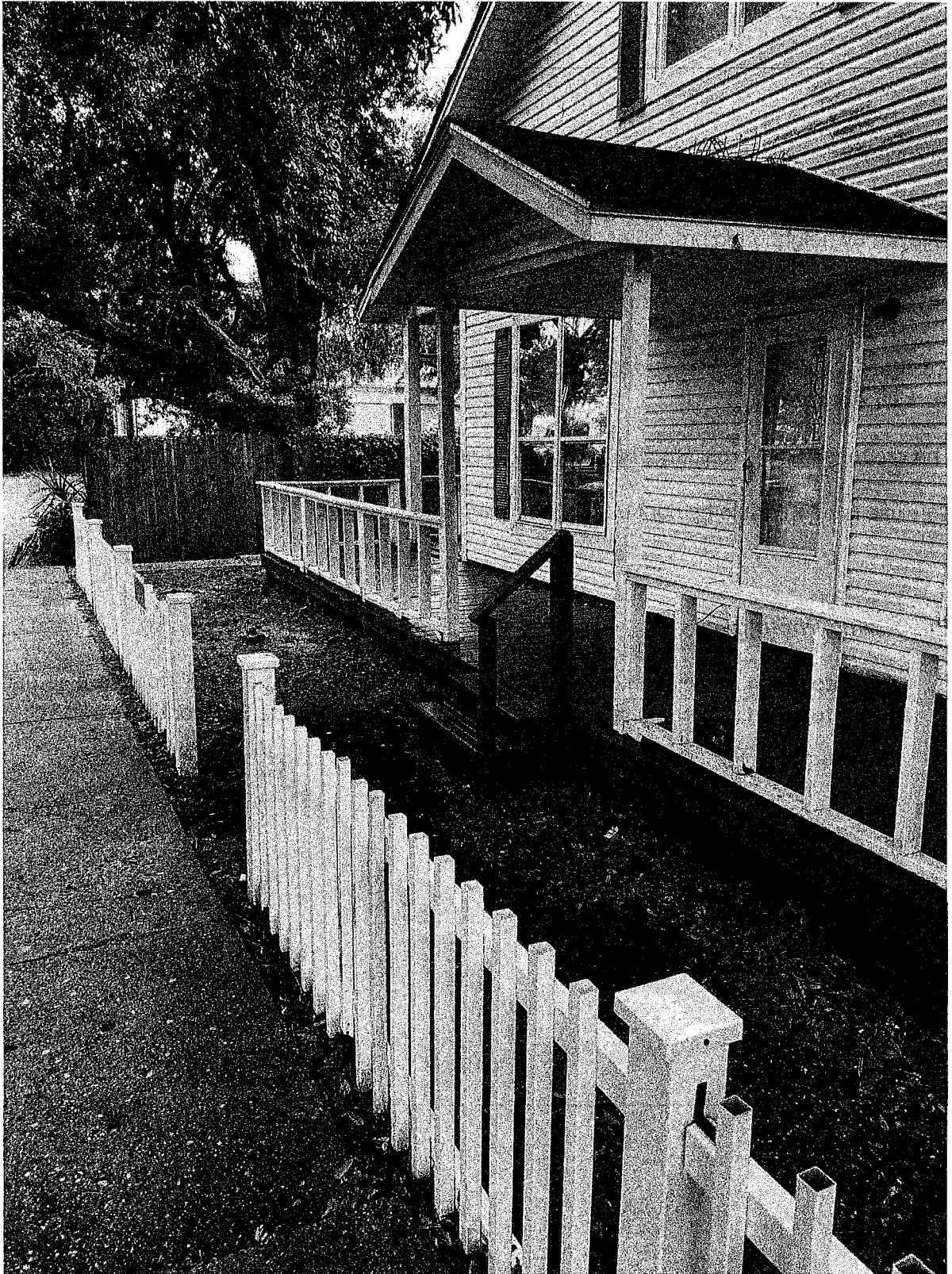
- **Photograph A:** Adjacent home to the west with an approximate 6.5' front yard setback.
- **Photograph B:** Home across the street with an approximate 3.5' front yard setback.

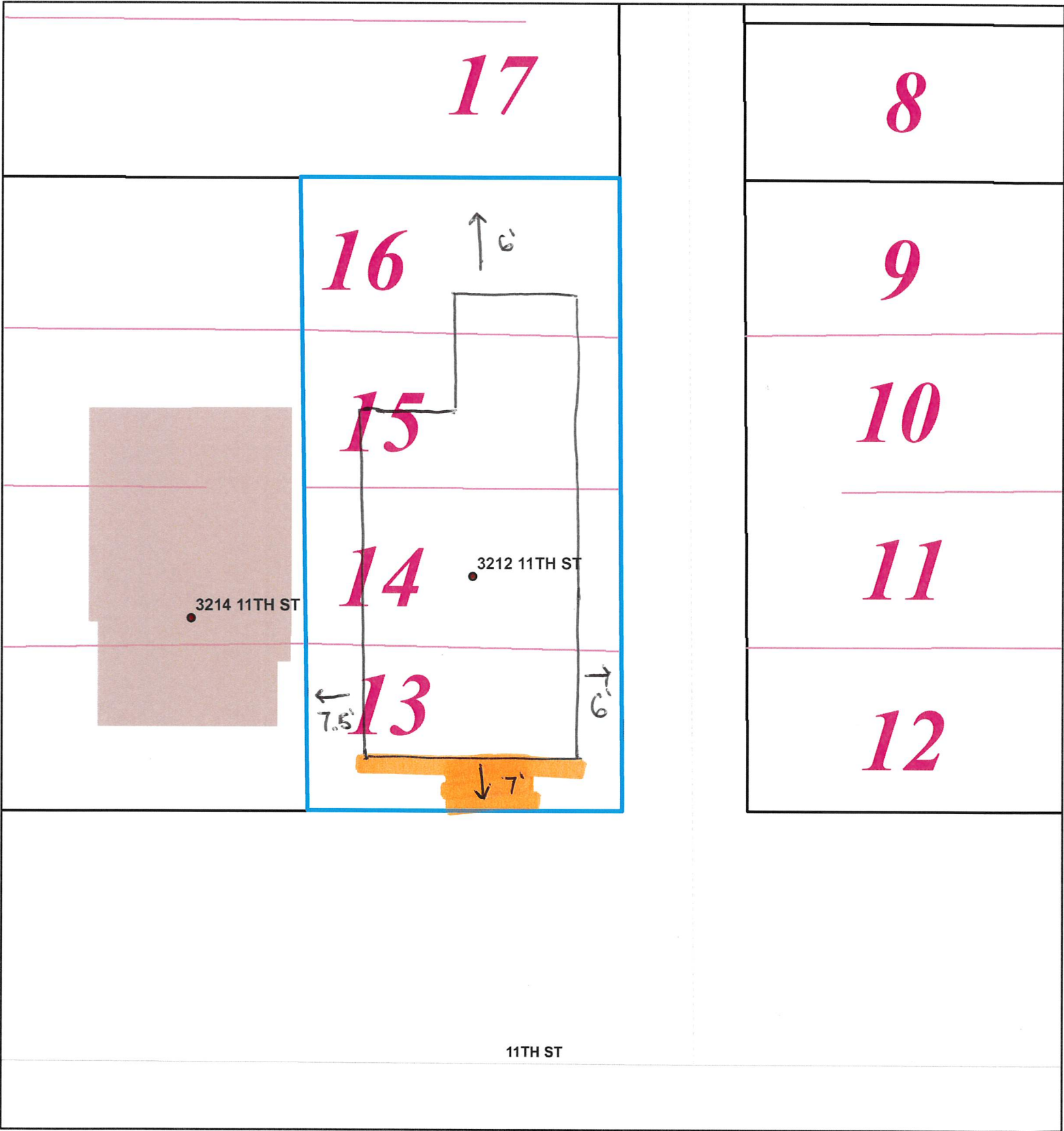
A:



APPLICATION FOR VARIANCE CONT.
Parcel # 0811L-03-029.000 | Collin Bourgeois, Ancillary Capital

B:





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.

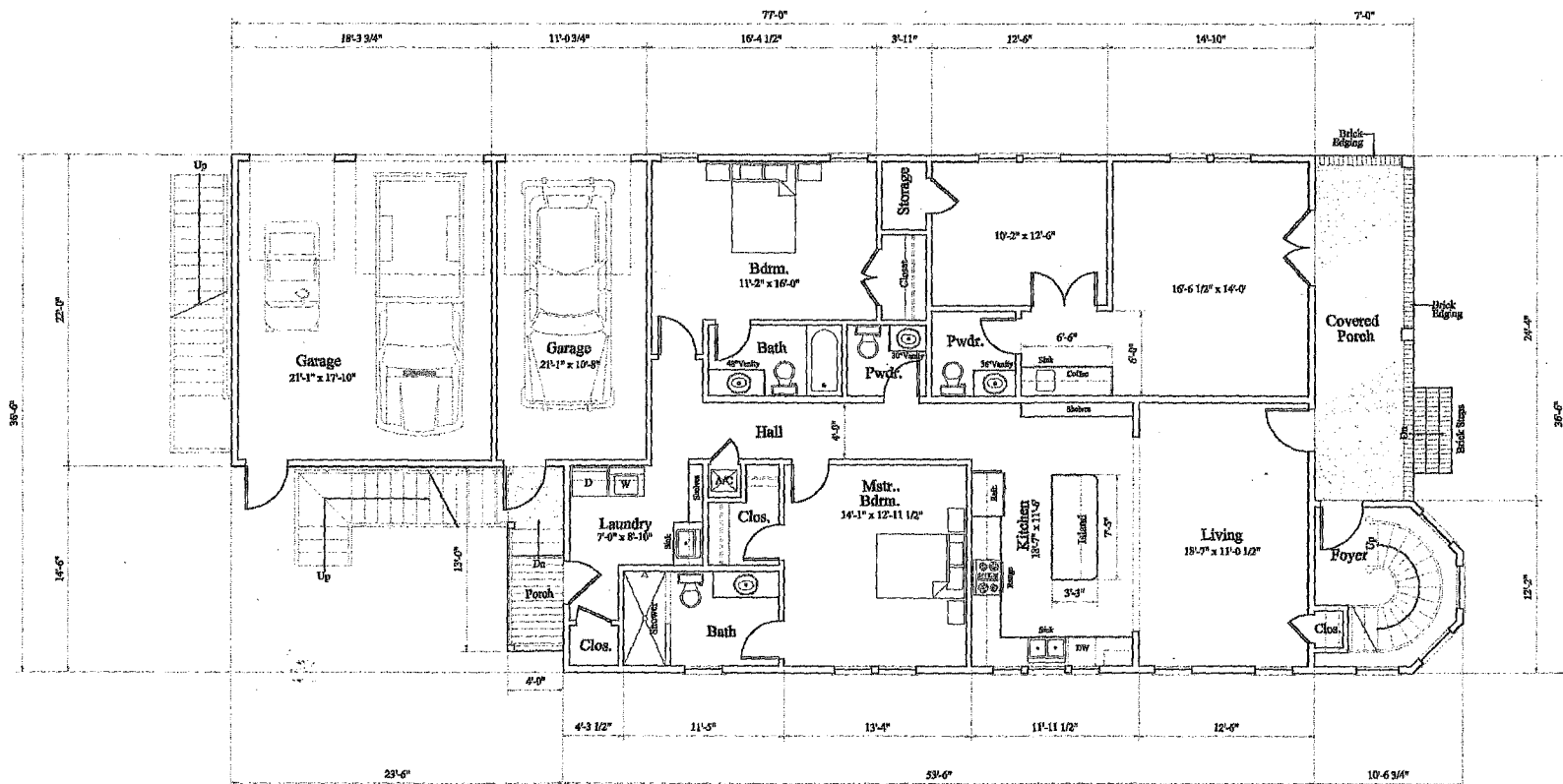
1 inch = 21 feet

Area Map

 Parcels

Printed 1/6/2026





1st FLOOR PLAN
1/4" = 1'-0"

SQUARE FOOTAGE	
Main Floor	
1st Floor Plan H/C	= 1,942 S.F.±
2nd Floor Plan H/C	= 1,959 S.F.±
Garage Awt.	
2nd Floor Plan H/C	= 626 S.F.±
Total Main Flce & Apt. H/C	= 4,527 S.F.±
Garage	= 643 S.F.±
1st Floor Covered Porch	= 170 S.F.±
2nd Floor Covered Porch	= 170 S.F.±
Total Under Beam	= 5,510 S.F.±

COWART ARCHITECTS, PC

206 ARBLET PLACE
OCEAN SPRINGS, MS 39564
(228) 872-1801
cowart@comcast.net

REVISIONS:

New Residence For

11th ST. Gulfport, MS

DATE:
12/12/2025
PROJ. NO.
02548-00
DRAWN:
RMD/KC
CHECKED:
DKC

SHEET NO.

A2



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
Ancillary Capital, LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1074451
Status:	Good Standing
Effective Date:	08/27/2015
State of Incorporation:	Mississippi
Principal Office Address:	384 Park Place Ocean Springs, MS 39564

Registered Agent

Name
Collin David Bourgeois
1107 Halstead Bayou Drive
Ocean Springs, MS 39564

Officers & Directors

Name	Title
Collin Bourgeois 384 Park Place Ocean Springs, MS 39564	Manager



[Signature] 1st JUDICIAL DISTRICT
Instrument 2023-0023969-D-11
Filed/Recorded 11/22/2023 9:38:01 AM
Total Fees 28.00
7 Pages Recorded

Prepared By and Return To:
E. FOLEY RANSON, P.A.
Post Office Box 848
Ocean Springs, MS 39566-0848
Tel: 228-875-8770
Fax: 228-875-9989
MS Bar No. 4629
Our File No. 23-R6023

Indexing Instructions:
E 50' of Lts 13, 14, 15 and 16, Block 198
Original Gulfport SD

Grantor:
Port Island View Development, LLC
481- 32nd Street
Gulfport, MS 39507
Telephone: 228-596-3155

Grantee:
Ancillary Capital, LLC
384 Park Place
Ocean Springs, MS 39564
Telephone: 228-334-2370

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

For and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PORT ISLAND VIEW DEVELOPMENT, LLC, AKA PORT ISLAND VIEW DEVELOPMENTS, LLC, a MISSISSIPPI LIMITED LIABILITY COMPANY**, does hereby sell, convey and warrant unto **ANCILLARY CAPITAL, LLC, a MISSISSIPPI LIMITED LIABILITY COMPANY**, the following described real property:

The East Fifty (50) feet of Lots Thirteen (13), Fourteen (14), Fifteen (15) and Sixteen (16), in Block One Hundred Ninety-Eight (198), of Original Gulfport, 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 11 at Page 9 (Copy Book 4A at Page 368) thereof, reference to which is hereby made in aid of and as a part of this description.

Being the same property conveyed by Quitclaim Deed recorded in the office of the Chancery Clerk of Harrison county, Mississippi, as Instrument Number 2007 10391-D-J1.

Subject property being the same as that described in Warranty Deed dated April 23, 2014 executed by Pamela Serrato and Amy Green to Port Island View Developments, LLC, a Mississippi Limited Liability Company and recorded as Instrument No. 2014-2796-D-J1, in the Land Deed Records of the First Judicial District of Harrison County, Mississippi.

A copy of the 2023 Mississippi Secretary of State Annual Report for Port Island View Development, LLC is attached for name clarification.

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

This conveyance is made subject to any and all recorded restrictive covenants, rights-of-way, easements and reservations of any oil, gas, minerals and other rights.

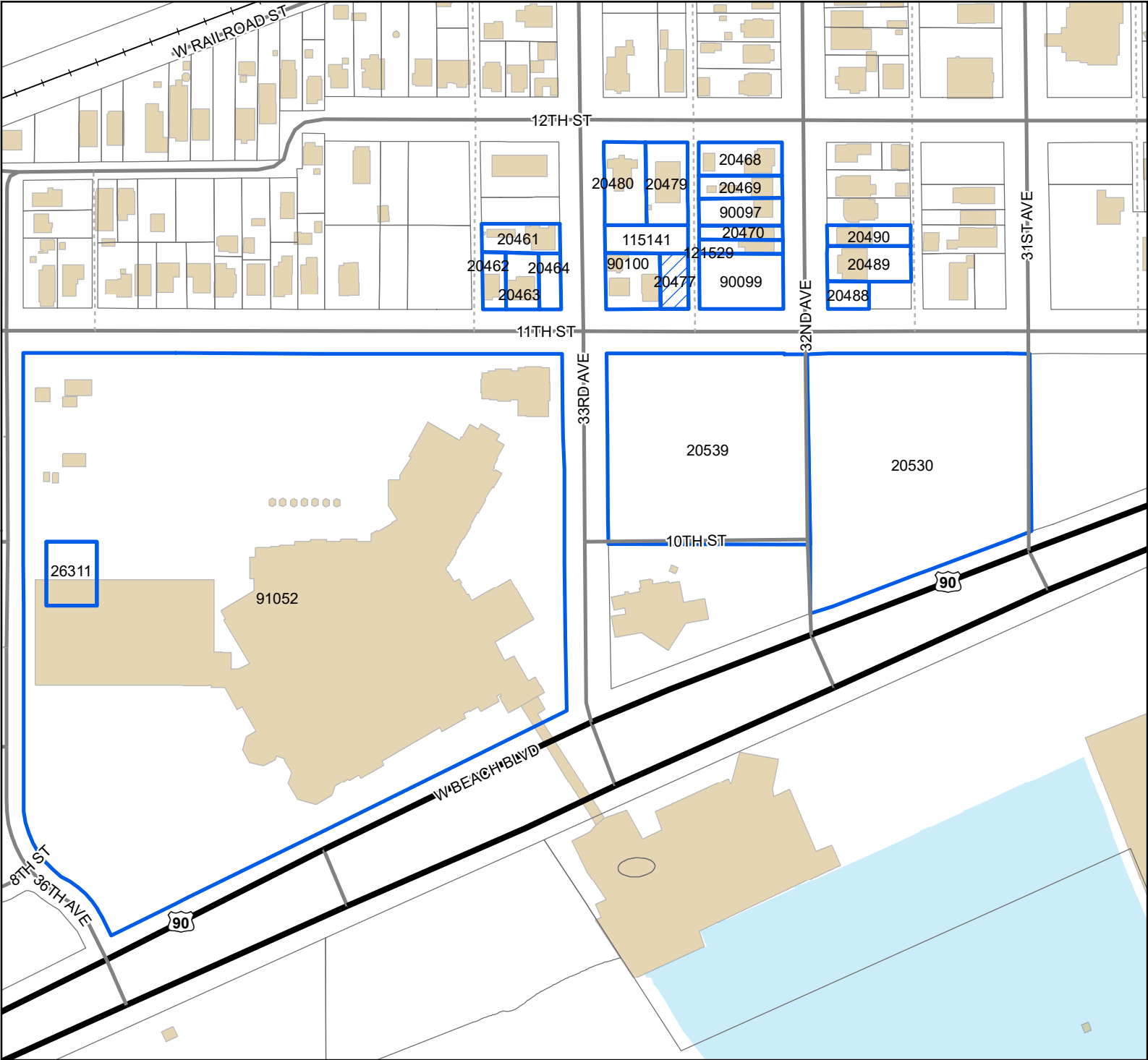
WITNESS THE SIGNATURES of the undersigned on this the 20th day of November, 2023.

**PORT ISLAND VIEW DEVELOPMENT, LLC
AKA PORT ISLAND VIEW DEVELOPMENTS, LLC,
A MISSISSIPPI LIMITED LIABILITY COMPANY**








By: [Signature]
RICHMOND LEE, MANAGING MEMBER

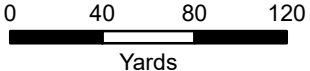
By: [Signature]
BARNEY CREEL, MANAGING MEMBER

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0811L-03-029.000	ANCILLARY CAPITAL, LLC (OWNER)	1114 33RD AVE	GULFPORT	MS	39501
			CHRIS & ADDISON SWEEBE (AGENT)	14247 W SWAN ROAD	GULFPORT	MS	39503
			Adjacent Property Owners (2602ZB023)				
	90100	0811L-03-030.000	LVS & LCCC GP PROPERTIES LLC	11503 MAGNOLIA ESTATE LANE	GULFPORT	MS	39503
	115141	0811L-03-030.001	ANCILLARY CAPITAL LLC	384 PARK PLACE	OCEAN SPRINGS	MS	39564
	20469	0811L-03-026.001	HARRELL LARRY E & BARBARA W	8022 BRANDON DRIVE	BATON ROUGE	LA	70809
	20464	0811L-03-036.000	WALTON JUSTIN H & CRYSTAL F ETAL	14118 WOODLAND HILLS DR	BILOXI	MS	39532
	20480	0811L-03-032.000	WOOD MARY M W & WILLIAM T JR-TRUSTE	P O BOX 7024	GULFPORT	MS	39506
N	20479	0811L-03-031.000	ANCILLARLY CAPITAL LLC	630-D WASHINGTON AVE STE 3	OCEAN SPRINGS	MS	39564
	26311	0711I-02-086.000	GULFSIDE CASINO PARTNERSHIP	POST OFFICE BOX 1600	GULFPORT	MS	39502
	90097	0811L-03-026.002	OFFERHOUSE LLC	1103 HICKORY DR	LONG BEACH	MS	39560
	20468	0811L-03-026.000	COLA GORDON WAYNE	1123 32ND AVE	GULFPORT	MS	39501
	20462	0811L-03-038.000	BLP MANAGEMENT LLC	7420 KILN PICAYUNE RD	KILN	MS	39556
	20463	0811L-03-037.000	FLORA M ONE LLC	PO BOX 445	BILOXI	MS	39533
	20477	0811L-03-029.000	ANCILLARY CAPITAL LLC	384 PARK PLACE	OCEAN SPRINGS	MS	39564
	90099	0811L-03-028.000	ANCILLARY CAPITAL LLC	630-D WASHINGTON AVE, STE 3	OCEAN SPRINGS	MS	39564
	20461	0811L-03-035.000	D S LADNER HOLDINGS LLC	P O BOX 6546	GULFPORT	MS	39506
	121529	0811L-03-027.001	RIVER ROAD ACQUISITIONS LLC	8729 25TH ST	METAIRIE	LA	70003
N	20470	0811L-03-027.000	RIVER ROAD ACQUISITIONS LLC	8729 25TH STREET	METAIRIE	LA	70003
N	20530	0811L-03-070.000	GULFSIDE CASINO PARTNERSHIP	PO BOX 1600	GULFPORT	MS	39502
N	20539	0811L-03-063.000	GULFSIDE CASINO PARTNERSHIP	PO BOX 1600	GULFPORT	MS	39502
N	91052	0711I-02-074.000	GULFSIDE CASINO PARTNERSHIP	POST OFFICE BOX 1600	GULFPORT	MS	39502
	20490	0811L-03-022.000	GULF COAST RENTAL PROPERTIES LLC	164 BALMORAL AVE	BILOXI	MS	39531
	20488	0811L-03-020.000	ST JAMES CATHOLIC ELEMENTARY SCHOOL	603 WEST AVE	GULFPORT	MS	39507
	20489	0811L-03-021.000	KINAL ADAM & JO	1106 32ND AVE	GULFPORT	MS	39501



Legend

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



1 inch = 250 feet



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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	IPL0309338	Legal Ad - IPL0309338		1.0	55.0L

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:
 02/04/26 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, February 19, 2026 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 first floor of the William H. Hardy Building, 1410 24th Avenue.

Variance 2602ZB015, by owner Anita Hayes, seeking approval for a side yard setback of 7 feet where 15 feet is required for the placement of a single-family home, Tax Parcel 0708B-02-031.000, 12391 Salisbury Road, Zoned R-1-15 (Single-family), Ward 7

Variance 2602ZB023, by agents Chris & Addison Sweebe, seeking approval for a front setback of 7 feet where 15 feet is required for the placement of a single-family home, Tax Parcel 0811L-03-029.000, 3212 11th Street, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Variance 2603ZB024, by agent Frank Wilem, seeking approval to submit a Planned Building Group for a property with 0.62 acres where ordinance requires 2 acres for application submission, Tax Parcel 1009M-03-010.005, 9155 Lorraine Road, Zoned B-1 (Neighborhood Business), Ward 5

This the 28th day of January 2026
 Nathan Boddie, Chairman
 City of Gulfport Zoning Board of Adjustment and Appeals
 IPL0309338
 Feb 4 2026

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen



Sherry Chasteen

Mary Castro



Sworn to and subscribed before me on

Feb 4, 2026, 9:37 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, February 19, 2026

Variance 2603ZB024: Variance 2603ZB024, by agent Frank Wilem, seeking approval to submit a Planned Building Group for a property with 0.62 acres where ordinance requires 2 acres for application submission, Tax Parcel 1009M-03-010.005, 9155 Lorraine Road, Zoned B-1 (Neighborhood Business), Ward 5

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2603ZB024

Hearing Date: February 19, 2026

Current Zoning/Use: B-1 / Office

Legal: Variance 2603ZB024, by agent Frank Wilem, seeking approval to submit a Planned Building Group for a property with 0.62 acres where ordinance requires 2 acres for application submission, Tax Parcel 1009M-03-010.005, 9155 Lorraine Road, Zoned B-1 (Neighborhood Business), Ward 5

TECHNICAL DETAILS

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

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

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

Technical Report

VARIANCE

The applicant is seeking a variance to allow for a Planned Building Group to be submitted for a property with 0.62 acres where ordinance requires the property to have 2 or more acres to be applicable for a Planned Building Group for commercial developments.

- (a) The applicant states in their application that the existing business needs more contiguous space due to an increase in growth of operations. The existing business wishes to use a detached “shipping-container-based-structure” to facilitate the additional contiguous space and be able to provide their full range of services at one location. The applicant notes that the subject property is bound by properties to its south and west with existing structures preventing them from expanding in those directions. To the north, the applicant notes the subject site is bound by land to the north by property owned by MDOT and claims that MDOT is not willing to sell or lease the land preventing any expansion in that direction. The applicant explains that to the east the property is bound by the access road leading to Cowan Road, preventing expansion in that direction. The applicant states in their application that “given the existing [business] limited financial resources, and established clientele, relocation is not a realistic option.” The applicant’s statements regarding financial resources and established clientele are not characteristics which are peculiar to the characteristics of the land, structure, or building involved which are not applicable to other lands. Upon staff review of the subject site, the property is approximately 0.62 acres and is bound on its west property line by residential homes, bound on its southern property line by commercial offices, bound on its east property line by Lorraine Road, and bound on its northern property line by a vacant property. Despite the applicant’s notes regarding the property owned by MDOT being unobtainable through being sold or leased, should the property to the north be combined into the subject site, the combination of these two properties would still fall short of the required acreage for a Planned Building Group for commercial developments. However, should the addition be attached to the existing primary structure instead of being placed on the property as a separate structure, there would be no need for a variance.
- (b) The applicant notes that the existing business wishes to avoid an extended construction project that would involve numerous workers due to the services provided by the existing business requiring confidentiality. This statement does not address how the special conditions or circumstances do not result from the applicant’s actions. The applicant is seeking approval to apply for a Planned Building Group in order to place another commercial structure on the subject site, despite the subject site not meeting the minimum acreage requirement. Should the additional commercial space be added to the existing structure as an attached addition, the submitted variance request would not be necessary. The applicant has caused their own hardship by seeking to place another commercial structure on a site that does not meet the minimum acreage required.
- (c) The applicant claims that relocation or expanding to a separate site would cause a considerable hardship to the existing business, and the current site offers ample room for expansion. The hardship claimed by the applicant would result in the cost of relocation or expansion of the existing business to another location and is not caused by the physical characteristic of the property. An amendment of the zoning ordinance to lessen the acreage requirement for commercial development would be a reasonable solution, however this would not be site specific. However; while approval of this variance would

Technical Report

VARIANCE

- be more site specific, it would set a precedence as there has not been a variance approving a Planned Building Group to deviate from the minimum size requirement.
- (d) The applicant states in their application, “the literal interpretation of the current minimum land size zoning requirements would prevent them from being able to grow to meet the needs of the women requiring their services.” The applicant further states “the proposed facility expansion will not be visible from the front given the planned 6ft fence to be constructed on the south side of the property.” While the ordinance requirement of a minimum of 2 acres for commercial development would prevent a Planned Building Group to allow for a second commercial structure, however the existing business’ space could be expanded by attaching the addition onto the existing commercial structure instead.
- (e) The applicant claims that granting the variance would not grant the existing business any special privileges that is not available to the surrounding land owners. Despite the applicant’s claims, there has not been a variance granting approval to deviate from the minimum acreage requirement for a Planned Building Group. Granting this variance would set a precedence not only in this area but city wide, as this would allow other future development to seek deviation from the minimum acreage requirement through this board. As stated in Appendix A, Sec V, (A),(1) *Purpose of provisions.*: “Under the regulations prescribed by this appendix for the various districts, a separate site is required for each structure other than an accessory structure. For the purpose of allowing and encouraging greater variety of design and flexibility of location for buildings comprising a planned group and occupying an area of two (2) or more acres for multiple-family, condominiums, industrial, or commercial developments, or an area of fifteen (15) or more acres for a duplex development when combined with multiple-family and/or commercial developments, the provisions of this section waive the requirement for a separate building site for each building and permit two (2) or more buildings to be erected and maintained on the same building site where the planning administrator finds that certain conditions hereinafter set forth are met. Examples of such building groups that might be erected under the provisions of this section are multiple-family dwelling projects, shopping centers and senior living facilities. This section is not applicable to one-family, townhomes, or zero lot line developments.”
- (f) This property is zoned B-1, and an office is allowed by right in this zoning district.

EXECUTIVE SUMMARY

The applicant is seeking approval to submit a Planned Building Group for a property that does not meet the minimum requirement of two (2) acres for commercial development. The six criteria for hardship have not been met, and the hardships stated by the applicant do not fully meet criteria for hardship. The applicant is seeking to place a detached commercial structure on a property that does not meet the minimum acreage requirement in order to expand the existing business on site. The applicant notes that the subject site is bounded by residential property along its west property line, a commercial property with a commercial office building along its southern property line, a public right-of-way along its east property line, and a vacant parcel of land to the north that is noted as being owned by MDOT, whom the applicant notes is not willing to sell or lease to the existing business on the subject site. Upon inspection of the noted northern property, even if it were to be purchased and combined into the subject site the combined land

Technical Report

VARIANCE

would still fall short of the minimum acreage requirement for a Planned Building Group for commercial development. If the expansion to the existing business was to be done via an attached addition to the existing primary structure instead of a detached second primary structure, there would be no need for a variance to seek to deviate from the minimum acreage requirements as stated in Appendix A, Sec V, (A),(1). Currently there have been no prior approved variances from this board granting deviation from the minimum acreage requirements, nor has there been a Planned Building Group accepted by the city that did not meet the minimum acreage requirements as stated by ordinance. Granting this variance would set a precedent that would be city wide, as it would allow other future development to seek deviation from the minimum acreage requirement through this board.

Any approval should consider these conditions:

1. Approval allows for a Planned Building Group to be submitted for a property of 0.62 acres, where ordinance requires a minimum of 2 acres for commercial development.
2. Must comply with all current Building Codes and City of Gulfport Ordinances.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 1/30/26.

Public Works: No comment as of 2/6/26.

Traffic and Safety: No conditions. Memo dated 2/5/26.

Building Code Services: Must comply with all current Building Codes and City of Gulfport Ordinances. Memo dated 1/29/26.

GIS: No conditions. Memo dated 2/5/26.

Police Department: No comment as of 2/6/26.

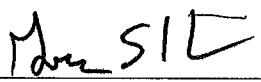
Fire Department: No conditions. Memo dated 1/28/26.

City Arborist: No comment as of 2/6/26.

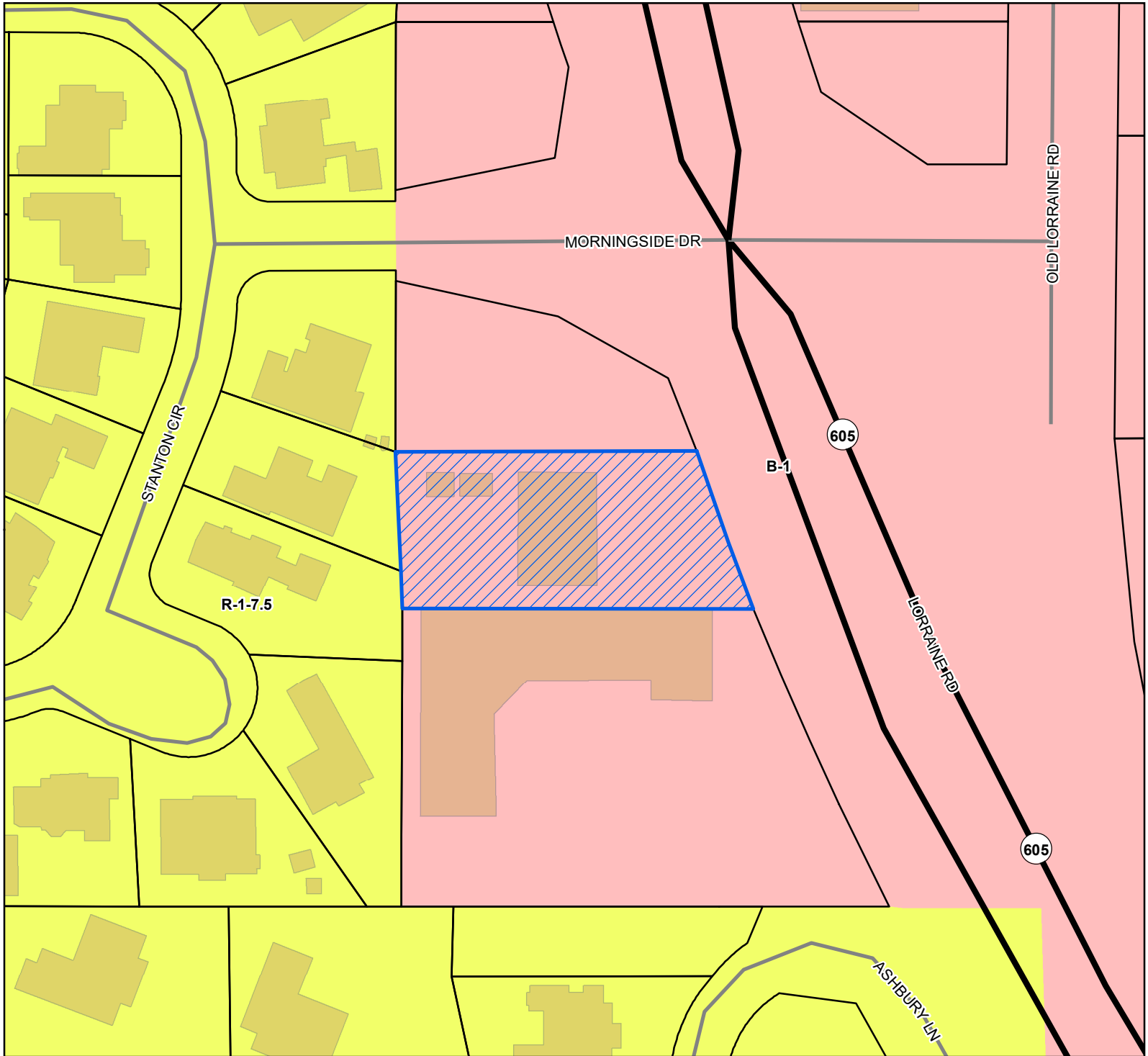
Landscape Manager: No conditions. Memo dated 1/30/26.









DIRECTOR APPROVAL

This report has been reviewed and approved by:

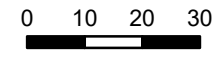


Greg Holmes
Director of Urban Development Department



-  Site
 -  US or State Highway
 -  Street
 -  Parcels
 -  Buildings
 -  City Limit
- Zoning**
-  B-1 - Neighborhood Business District
 -  R-1-7.5 - Single Family Residence District (Low Density)

Site Information
 1009M-03-010.005
 Zoning: B-1 (Neighborhood Business)
 Size: 26859.57sqft
 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.



CASE NUMBER

2603ZB024

SAS 1-12-26

Receipt# 13657772

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

1009M-03-010.005																			

Property Address:

9155 Lorraine Rd, Gulfport MS 39503

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

General Description of Request:

Request a variance to allow less than the required 7 acres for a planned building group where the existing parcel is 26000 sq ft.

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**.



Designation of Agent

I, Susan Kramer Jones, being property owner of 9155 Lorraine Rd Gpt, MS
which is the subject of this application hereby authorize Frank Wilen 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.

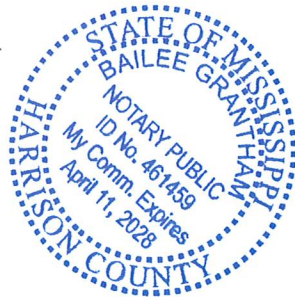
The petitioner understands and acknowledges that the City will rely upon the agent's representations in
approval or denial of said petition.

Susan Kramer Jones 1/8/2026
Signature Executive Director Da

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 8th day of January, 20 26

Bailee Grantham
Notary Public



4/11/28
Commission Expiration



Covenant Affidavit

I, Susan Kremer Jones, being owner or agent of the property 9155 Lorraine Road
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.

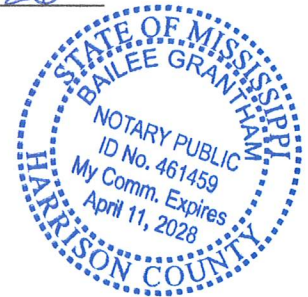
Susan Kremer Jones _____
Signature Executive Director Date 1/8/2026

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 8th day of January, 20 26

Bailee Grant Ham
Notary Public

4/11/28
Commission Expiration



Variance Submission Attachment

1. The Women's Resource Center (WRC- <https://www.wrcgulfport.org/>) is a 501c3 non-profit in the state of Mississippi. The Woman's Resource Center has been providing services to "empower women and families facing unexpected pregnancies in Gulfport, Mississippi. They provide accurate information, free services, and practical support with a holistic and compassionate approach. They give each of our clients the care and attention they need, empowering them to make an informed decision for themselves and their future."

They have been providing such services for many years and a key benefit is offering their full range of services at a single location. During their years of operation, they have grown and now are in need of more contiguous space in order to continue providing the same level of service. Located on an access road to Cowan, they cannot extend their facilities to the east. Nor can they expand to the south or west due to existing structures. To the north, the land is owned by MDOT which is not willing to lease or sell it despite the considerable efforts of the WRC. The WRC does, however, have plenty of land at their existing site for such expansion. Given their limited financial resources, an established clientele, relocation is not a realistic option for their growth.

2. Given the nature of the services provided by the WRC, Women who choose to use typically require confidentiality and obtaining the full range of services at one location is a key component to WRC's success. So not only do they need expanded facilities to be contiguous to their current location, they wish to avoid an extended construction project involving numerous workers which is contrary to their need for confidentiality.

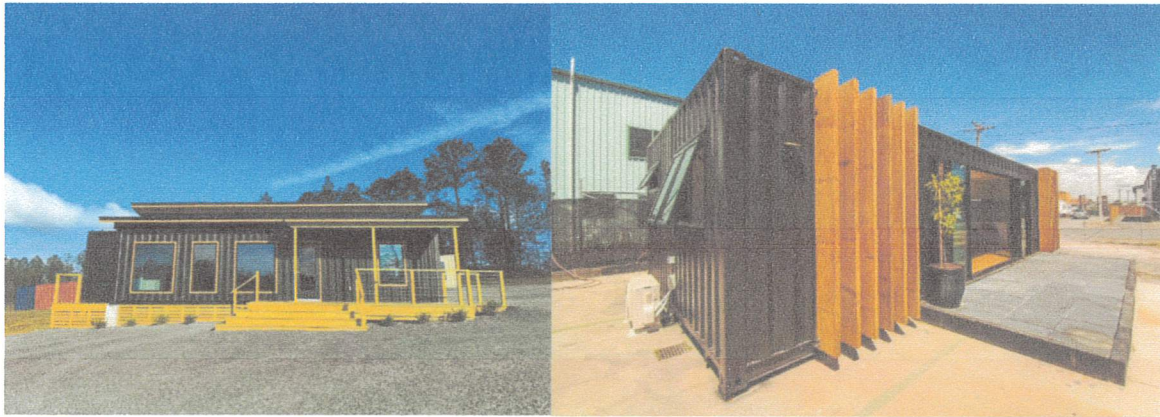
Thus, they plan to use a "shipping-container-based structure" that can be manufactured offsite, and brought in completed except for required on-site work. Being located on the same site, this also satisfies their need to be able to grow while continuing to offer all services on site.

3. While the current WRC site offers ample room for expansion, it does not meet the minimum two acre requirement for the addition of a second structure. Unlike many other businesses, as mentioned above, relocation or expanding to a separate site at some distance would cause considerable hardship for them to continue operating and providing critical services to women at a vulnerable time in their life.
4. The literal interpretation of the current minimum land size zoning requirements would prevent them from being able to grow to meet the needs of the women requiring their services. The proposed variance will not adversely affect the surrounding properties. The proposed facility expansion will not be visible from the front given the planned 6ft fence to be constructed on the south side of the property. It would have only minimal visibility from the first and primary business space of the business to the south being fully visible only from the second floor. The existing fence to the west blocks visibility from the neighbors in that direction and the land to the north is undeveloped and owned by MDOT.
5. It is believed that granting the requested variance does not confirm any special privileges to the WRC that are not available to the surrounding land owners who could also file such a request.

6. It is believed that use proposed for this facility expansion is consistent with the current facility and is permissible by right with planning approval.

WRC Office/Conference Expansion

The WRC office/conference expansion will not be visible from the street on the east side, there will be a 6 ft fence on the south side, an existing fence is on the west side, and raw property with trees, etc. is on the north side. Below are examples of what container-facilities look like and examples of cladding that can be used in applications where this may be desired.



Design Basis:
 Design Code: IBC 2018
 This building incorporates Engineered Design in accordance with IBC 2018 and other national design standards.

Wind Code Used: ASCE 7-16
 Ultimate Wind Speed - 160 mph
 Exposure - "B"
 Structure - Closed
 Importance Factor - II
 Design for Wind Borne Debris Area

Additional Design Loads:
 Snow Load - 10 psf
 Seismic Site Class - D (assumed)
 Seismic Acc. S_s - 0.101
 Seismic Acc. S_w - 0.093
 Seismic Design Category - B
 Seismic Loads: Wind Design Controls
 Roof Dead Load - 4 psf
 Roof Live Load - 20 psf (not reducible)
 Floor Dead Load - 10 psf
 Floor Live Load - 50 psf (all rooms)

Design Winter Temperature - 20 F
 Design Soil Capacity - 2000 psf

Property Information:
 Address: 9155 Lorraine Rd, Gulfport MS 39503
 AHJ: City of Gulfport Code Administration
 Flood Zone: X

Third Party Inspection:
 All Bloxx buildings are third party inspected by NOAA RDI and video recordings of those inspections are on file with NOAA RDI.

Flood Loads:
 This structure may be used in a FEMA flood hazard area provided the structure is elevated at least 1 foot above the base flood elevation (or as required by the AHJ) and an engineered foundation suitable for the anticipated foundation flood loads is provided. Water supply and sanitary sewage systems must be protected.

Fire Ratings (IBC 2018):
 Fire Separation Distance - 5 ft or greater
 Required Fire Rating, Exterior Walls - 0 hours (Tables 601 & 602)

Plumbing Connections:
 Water: 3/4" PEX
 Sewer: 3" Sch 40, DWV, PVC

Heating, Ventilation & Air Conditioning:
 Pre-installed electric heat pump

Electrical Requirements:
 Electrical Service - 240 volt, Single Phase, 225 Amp
 Calculated demand amperage - 190 amps maximum
 Provide service entrance and grounding per utility provider and AHJ requirements.



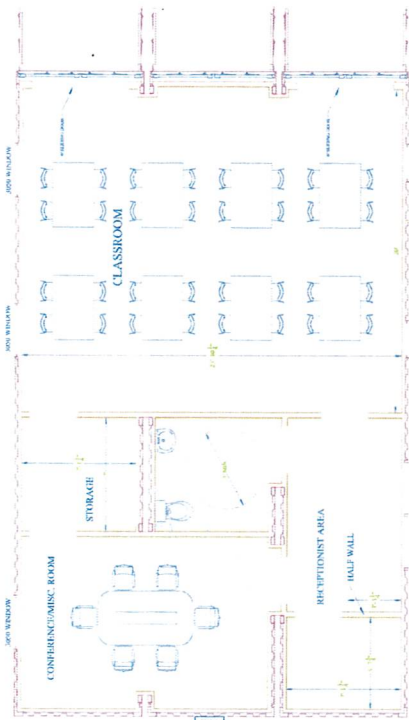
Site Plan For The Women's Resource Center



Vicinity Map

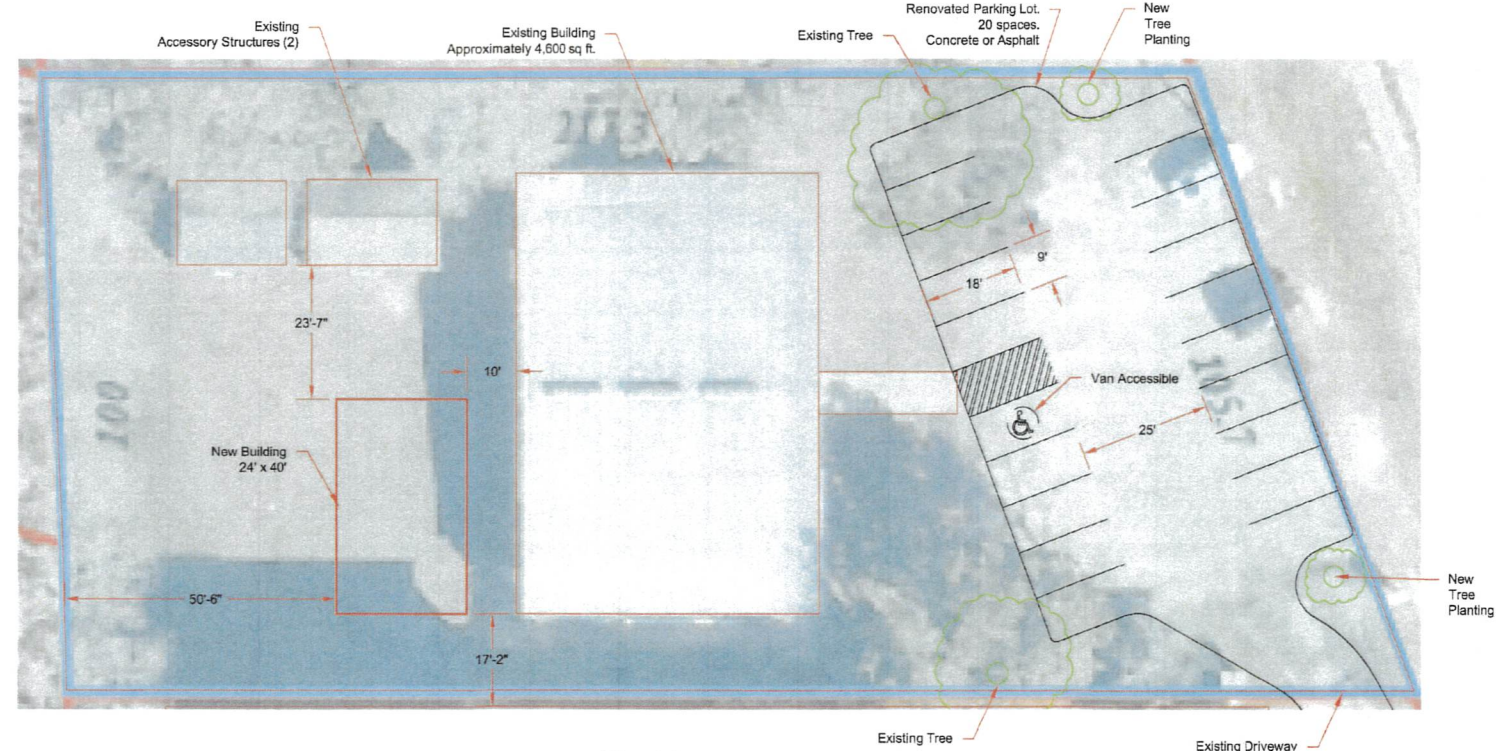


Project Location



New Building Floor Plan

scale 3/8" = 1'-0"
 (Provided By Bloxx Building)



Site Plan

scale 3/8" = 1'-0"
 (Survey not available, plan is based on GIS and aerial views)

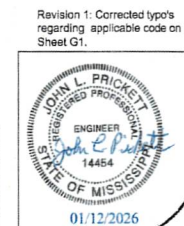
Parking Requirements:
 1 space per 300 sqft.
 Total Office Area - 5,760 sq ft.
 Required spaces - 20

- Utility Notes:**
- The Contractor shall call in a locate request and obtain a Locate Ticket number from Mississippi 811, Inc. prior to commencing with any excavation.
 - Excavation shall only be done within the time limits prescribed by Mississippi 811, Inc.
 - All excavation shall be performed within the guidelines set by Mississippi 811, Inc. and the laws of the State of Mississippi.



Know what's below.
 Call before you dig...
 811 or 800.227.6477

SHEET INDEX	
Description	Sheet
Site Plan	C1
Elevations	C2



NOTICE: Any discrepancies, errors and/or omissions contained on these documents shall be brought to the attention of the designer prior to the construction of the project. The designer and any discrepancies, errors and/or omissions become the responsibility of the building contractor. The Design Professional shall not be responsible for construction techniques, quality, methods or finished product.

Advance Engineering
 Wiggins, MS
 (601) 928-1522 A. Egan@ellsouth.net

Bloxx Building LLC
 2744 Pass Road
 Biloxi, MS 39531
 www.bloxxbuilding.com

**Women's Resource Center
 Project Location
 and Sheet Index**

Revision No. 01/12/26
 First Issue

PROJECT NO. 2089S
 DRAWN BY JSG
 DESIGNED BY J.L. Prickett
 SCALE as noted
 DATE 01-05-2026

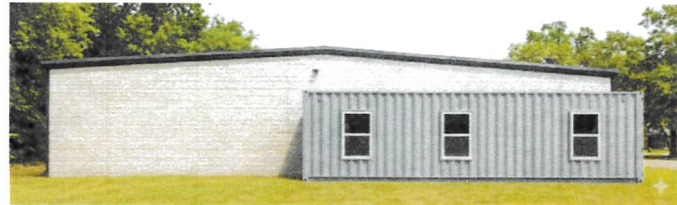
REVISION 1: Corrected typo's regarding applicable code on Sheet G1.

DWG NO. 2089S
C1
 Title Page



North Elevation - Obstructed by Existing Trees

(New building will not be visible from this side.)



West Elevation - Existing & New Building

(This view is visible in the rear yard only. The view is obstructed by trees from the adjacent property)



Plan View

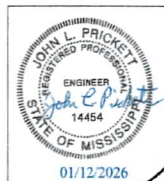
South Elevation is Entirely
Obstructed by the Adjacent Building



East Elevation - Existing Building

(New building will not be visible from this side.)

Site Plan For The Women's Resource Center



NOTICE: Any discrepancies, errors and/or omissions contained on these documents shall be brought to the attention of the Designer immediately upon receipt of the documents. The Designer shall be responsible for the accuracy of the documents and any discrepancies, errors and/or omissions become the responsibility of the building contractor. The Designer Professional accepts no responsibility for construction methods, quality, methods or finished product.

Advance Engineering
Wiggins, MS
(601) 928-1322 A.E@BellSouth.net

Blox Building LLC
2744 Pass Road
Biloxi, MS 39531
www.bloxbuilding.com

Women's Resource Center
Project Location
and Sheet Index

First Issue 01/12/26

PROJECT NO.
2089S
DESIGNED BY
JSG
REVIEWED BY
J.L. Prickett
SCALE
as noted
DATE
01-05-2026

DWG NO. 2089S
C2
Elevations

Index as follows:

2 Parcels in NW 1/4 of SW 1/4

Sec. 19, T7S, R10W

STATE OF MISSISSIPPI
COUNTY OF HARRISON



1st Judicial District
Instrument 2008 4075 D -J1
Filed/Recorded 5 14 2008 11 6 A
Total Fees 12.00
3 Pages Recorded

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, We, FRANK PANZRINO, DENNIS KNIGHT, ROGER JEFCOAT, BILLY HUFFMASTER, ROBERT BURKES, ROGER FRANKS, DOUG LEE, MIKE LOWE, AND SAM OGLESBY, TRUSTEES OF THE REVOLVING LOAN FUND OF THE BAPTIST MISSIONARY ASSOCIATION OF MISSISSIPPI, do hereby convey and warrant unto SAV-A-LIFE OF THE MISSISSIPPI GULF COAST, INC., a Mississippi nonprofit corporation the following described real property, to-wit:

PARCEL 1:

That certain lot or parcel of land being situated in Section 19, Township 7 South, Range 10 West, Harrison County, Mississippi, more particularly described as:

Beginning at a point on the West margin of Lorraine Road which point is 1,010 feet South of the North line of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 19; running thence South along the West margin of Lorraine Road a distance of 100 feet; running thence South 89° 42'30" West a distance of 435.6 feet; running thence North a distance of 100 feet; running thence North 89°42'30" East a distance of 435.6 feet to the point of beginning.

PARCEL 2:

A tract of land containing 1.256 acres, more-or-less, located in the NW 1/4 of SW 1/4 of Section 19, Township 7 South, Range 10 West, First Judicial District, City of Gulfport, Harrison County, Mississippi, and being more particularly described as follows: Commencing at a concrete marker on the Old West line of Lorraine Road at a point that is 1010.0 feet South of the North line of NW 1/4 of SW 1/4 of said Section 19; thence run South 00 degrees 10 minutes West 100.0 feet to an iron pipe; thence North 89 degrees 43 minutes West 179.541 feet to the point of beginning for the land herein described; Run thence North 89 degrees 43 minutes West 256.06 feet to an iron pin; Thence South 00 degrees 06 minutes 14 seconds West 169.17 feet to a concrete marker; Thence North 89 degrees 17 minutes 36 seconds East 235.6 feet to a concrete marker; Thence South 00 degrees 06 minutes 14 seconds West 50.0 feet to a concrete marker; Thence North 89 degrees 18 minutes East 123.05 feet to an iron pin on the new West right of way line of Lorraine Road improvement; Thence run Northwesterly along the circumference of a circle to the right having a radius of 2946.814 feet, an arc distance of 239.728 feet; said arc having a chord bearing of North 25 degrees 10 minutes West for a distance of 239.662 feet to the point of beginning.

To have and to hold all of the above described property unto the said Grantees, and their successors, together with all buildings and improvements situated thereon and appurtenances thereunto belonging or in any wise appertaining.

Grantors herein are duly empowered by the said Revolving Loan Fund of the Baptist Missionary Association of Mississippi, to sell and dispose of any real property entrusted to them

are authorized to execute this instrument for and on behalf of the said Association.

WITNESS OUR SIGNATURES on this the 14 day of Apr: 1, A.D., 2008.

REVOLVING LOAN FUND OF THE
BAPTIST MISSIONARY ASSOCIATION OF MISSISSIPPI

BY: Frank Panzrino
Frank Panzrino, Trustee

BY: Dennis Knight
Dennis Knight, Trustee

BY: Roger Jefcoat
Roger Jefcoat, Trustee

BY: Billy Huffmaster
Billy Huffmaster, Trustee

BY: Robert Burkes
Robert Burkes, Trustee

BY: Roger Franks
Roger Franks, Trustee

BY: Doug Lee
Doug Lee, Trustee

BY: Mike Lowe
Mike Lowe, Trustee

BY: Sam Oglesby
Sam Oglesby, Trustee

STATE OF MISSISSIPPI
COUNTY OF JONES

This day personally appeared before me, the undersigned legal authority in and for the jurisdiction aforesaid, the within named, FRANK PANZRINO, DENNIS KNIGHT, ROGER JEFCOAT, BILLY HUFFMASTER, ROBERT BURKES, ROGER FRANKS, DOUG LEE, MIKE LOWE, AND SAM OGLESBY, who, being by me first duly sworn, stated on their respective oaths that they are the Trustees of the Revolving Loan Fund of the Baptist Missionary Association of Mississippi, and that the above and foregoing conveyance was signed, executed and delivered by each of them on behalf of said Association, and each of said persons respectively acknowledged said instrument to be the free act and deed of said Association, and that they, and each of them, executed the same for and on behalf of said Association for the purposes therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this, the 14 day of April, A.D., 2008.

Rayburn Freeman
NOTARY PUBLIC

MY COMMISSION EXPIRES:
Nov 9, 2011

PREPARED BY:
BMA OF MS MISSIONS & RLF DEPT
RAYBURN FREEMAN, DIRECTOR
4226 HWY 15 NORTH
LAUREL, MS 39440
601-428-8616



GRANTORS:

Trustees of the BMA of MS Revolving Loan Fund
4226 Hwy 15 North
Laurel, MS 39440
(601)-428-8616

GRANTEES:

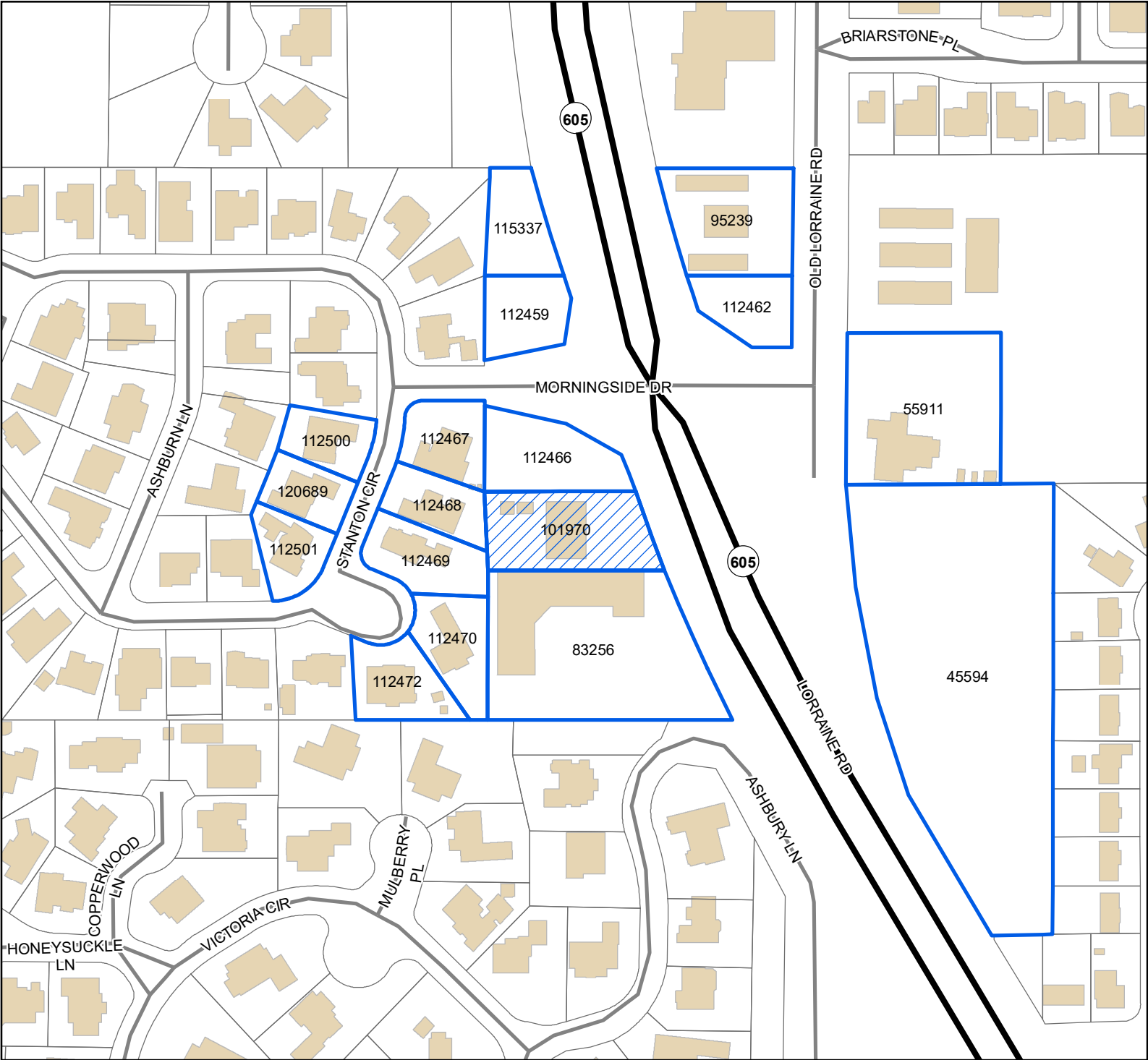
Sav-A-Life of the Mississippi Gulf Coast Inc.
PO Box 66
Biloxi, MS 39533
(228) 897-8958

PREPARED BY:





BMA of MS Missions and Revolving Loan Fund Dept.
Rayburn Freeman, Director
4226 Hwy 15 North
Laurel, MS 39440
Phone: (601) 428-8616

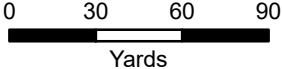
INDEXING INSTRUCTIONS: NW 1/4 of SW 1/4 of Section 19, Township 7 South, Range 10
West, First Judicial District, City of Gulfport, Harrison County, Mississippi.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		1009M-03-010.005	SAV-A-LIFE OF THE MISSISSIPPI GULF COAST,INC (OWNER)	9155 LORRAINE ROAD	GULFPORT	MS	39503
			FRANK WILEM (AGENT)	7 OLD OAK LANE	GULFPORT	MS	39503
Adjacent Property Owners (2603ZB024)							
N	112459	1009M-03-010.009	MISS DEPT OF TRANSPORTATION	C/O RIGHT OF WAY DIVISION	JACKSON	MS	4E+08
	112462	1009M-03-010.012	MYERS SHARON L	142 EDGEWATER DR	BILOXI	MS	39531
M	112466	1009M-03-010.016	MISS DEPT OF TRANSPORTATION	C/O RIGHT OF WAY DIVISION	JACKSON	MS	4E+08
	101970	1009M-03-010.005	SAV-A-LIFE OF MISS GULF COAST	9155 LORRAINE RD	GULFPORT	MS	39503
	112467	1009M-03-010.017	SANCHEZ VINCENTE & COOPER CHRISTOPH	11662 STANTON CIRCLE	GULFPORT	MS	39503
	95239	1009M-03-010.002	HILLCREST MINI STORAGE LLC	831 E SCENIC DR	PASS CHRISTIAN	MS	39571
	112469	1009M-03-010.019	HARRISON CECIL P III	11644 STANTON CIR	GULFPORT	MS	39503
	112472	1009M-03-010.022	MCCARTY KIRKLAND M & ERICA A	11626 STANTON CIR	GULFPORT	MS	39503
	112500	1009M-03-010.050	HOLLEMAN HOLLIS TAYLOR & LUCY J	11655 STANTON CIR	GULFPORT	MS	39503
	112468	1009M-03-010.018	HANCOCK DOUGLAS A & TIFFANY R	11650 STANTON CIRCLE	GULFPORT	MS	39503
	115337	1009M-03-010.069	TLC PROPERTIES INC	10571 OUTDOOR WAY	GULFPORT	MS	39503
	112470	1009M-03-010.020	VARNEY JONATHAN R & BRITTANY J	11638 STANTON CIRCLE	GULFPORT	MS	39503
	120689	1009M-03-010.070	RED CREEK PROPERTIES LLC	11511 TREELAWN ST	GULFPORT	MS	39503
	112501	1009M-03-010.051	BRADFORD DENNIS TODD & CHASE M	11635 STANTON CIRCLE	GULFPORT	MS	39503
	55911	1009M-01-002.000	BUCHANAN CURTIS LEE III	9166 LORRAINE ROAD	GULFPORT	MS	39503
	45594	1009M-01-004.000	HARDY COURT SHOPPING CENTER	P O BOX 1176	GULFPORT	MS	39502
	83256	1009M-03-010.001	KAT5 LLC	9153 LORRAINE RD	GULFPORT	MS	39503



Legend

-  Site
-  US or State Highway
-  Street
-  Buildings



1 inch = 200 feet



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

McClatchy

The Beaufort Gazette
 The Belleville News-Democrat
 Bellingham Herald
 Centre Daily Times
 Sun Herald
 Idaho Statesman
 Bradenton Herald
 The Charlotte Observer
 The State
 Ledger-Enquirer

Durham | The Herald-Sun
 Fort Worth Star-Telegram
 The Fresno Bee
 The Island Packet
 The Kansas City Star
 Lexington Herald-Leader
 The Telegraph - Macon
 Merced Sun-Star
 Miami Herald
 El Nuevo Herald

The Modesto Bee
 The Sun News - Myrtle Beach
 Raleigh News & Observer
 Rock Hill | The Herald
 The Sacramento Bee
 San Luis Obispo Tribune
 Tacoma | The News Tribune
 Tri-City Herald
 The Wichita Eagle
 The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	IPL0309338	Legal Ad - IPL0309338		1.0	55.0L

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:
 02/04/26 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, February 19, 2026 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 first floor of the William H. Hardy Building, 1410 24th Avenue.

Variance 2602ZB015, by owner Anita Hayes, seeking approval for a side yard setback of 7 feet where 15 feet is required for the placement of a single-family home, Tax Parcel 0708B-02-031.000, 12391 Salisbury Road, Zoned R-1-15 (Single-family), Ward 7

Variance 2602ZB023, by agents Chris & Addison Sweebe, seeking approval for a front setback of 7 feet where 15 feet is required for the placement of a single-family home, Tax Parcel 0811L-03-029.000, 3212 11th Street, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Variance 2603ZB024, by agent Frank Wilem, seeking approval to submit a Planned Building Group for a property with 0.62 acres where ordinance requires 2 acres for application submission, Tax Parcel 1009M-03-010.005, 9155 Lorraine Road, Zoned B-1 (Neighborhood Business), Ward 5

This the 28th day of January 2026
 Nathan Boddie, Chairman
 City of Gulfport Zoning Board of Adjustment and Appeals
 IPL0309338
 Feb 4 2026

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen



Sherry Chasteen

Mary Castro



Sworn to and subscribed before me on

Feb 4, 2026, 9:37 AM EST



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