



Zoning Board | Agenda

Thursday, March 19, 2026 – 3:30 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 - 02-19-2026

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 2603ZB026:

Variance 2603ZB026, by owner Norman Cook Jr. & Jamie Cook, seeking approval for 3,200 square foot accessory structure where 2,000 square feet is the size limit, Tax Parcel 0807K-01-013.002, 13317 Twin Drive, Zoned R-1-15 (Single-family), Ward 7

2. Variance 2603ZB027:

Variance 2603ZB027, by owner Ancillary Capital LLC, seeking approval for a 2-foot secondary frontage setback where 6 feet is required for a duplex use, Tax Parcel 0811L-03-032.000, Zoned T4L (General Urban Zone "Limited"), Ward 2

3. Variance 2604ZB035:

Variance 2604ZB035, by agent Christopher Walker, seeking approval for an additional 11,800 square feet for a proposed accessory structure where the size limit is 2,000 square feet, Tax Parcel 0707O-01-015.000, 13348 John Clark Road, Zoned R-1-15 (Single-family), Ward 7

H. Adjournment

MINUTES

**ZONING BOARD OF ADJUSTMENT AND APPEALS
MEETING**

Thursday, February 19, 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 **3:00 P.M.**

D. Determination of a Quorum:

BOARD MEMBERS PRESENT:

ROBERT PHARR
MACK MCCREE
NATHAN BODDIE
MARY ANN WIGINTON

BOARD MEMBERS ABSENT:

HAL KAIGLER
MICHAEL DANIELS

STAFF MEMBERS PRESENT:

GREG HOLMES
MATILDA WELCH
SAMUEL SWEETING
SAMUEL SMITH

COURT REPORTER:

NORMA SOROE

E. Confirmation of Agenda:

F. Approval of Minutes:

Motion by **Mack McCree** and seconded by **Robert Pharr** to approve Minutes of **January 15, 2026**, 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 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

Speaking for the Petition: Collin Bourgeois

Speaking against the Petition: None

Motion: Robert Pharr – to approve applicant’s request.

Second: Mack McCree

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

Action: Motion carried unanimously.

2. 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

Speaking for the Petition: Todd Besnard, Susan Jones

Speaking against the Petition: None

Other: Martin Jones

Motion: Nathan Boddie – to table case in order to provide the applicant the opportunity to revise site plan.

Second: Mack McCree

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

Action: Motion carried unanimously.

Adjournment:

Motion by Nathan Boddie to adjourn the meeting was seconded by Mack McCree and carried unanimously. The meeting adjourned **3:32 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@GULFORT-MS.GOV

ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, March 19, 2026

Public Declaration of Appeal Process of Chairman



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ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, March 19, 2026

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



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ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, March 19, 2026

Routine Agenda



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ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, March 19, 2026

Variance 2603ZB026: Variance 2603ZB026, by owner Norman Cook Jr. & Jamie Cook, seeking approval for 3,200 square foot accessory structure where 2,000 square feet is the size limit, Tax Parcel 0807K-01-013.002, 13317 Twin Drive, Zoned R-1-15 (Single-family), Ward 7

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2603ZB026

Hearing Date: March 19, 2026

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

Legal: Variance 2603ZB026, by owner Norman Cook Jr. & Jamie Cook, seeking approval for 3,200 square foot structure where 2,000 square feet is the size limit, Tax Parcel 0807K-01-013.002, 13317 Twin 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 requests a variance for the square footage for an accessory structure totaling 3,200 square feet, 1,200 square feet over the allowed 2,000 square feet allowed by ordinance.

- (a) The applicant notes that the property is constrained by steep changes in elevation, and the location of the septic system and drain field eliminates usable space on one side of the lot. The applicant further explains that the requested additional square footage would enclose large items of personal property presently to be stored under one roof. This does not adequately address the question of whether or not there are special conditions or circumstances unique to the property in that area. This is a result of a personal desire to construct a larger than allowed accessory structure on the property. The request is being questioned because zoning variances must be based on unique property limitations, but the explanation mainly shows a desire for more storage space, which is considered personal preference rather than a legal hardship.
- (b) The applicant states that the need for the requested variance is not a result of any action by the applicant, however it should be noted that the size of the structure itself is caused by what the property owners propose to store in the accessory structure, therefore causing unnecessary hardship.
- (c) There is no definable hardship on this property in relation to the size of this structure. The applicant states that the purpose of the proposed structure's intended use is to consolidate large items under one roof. None of the proposed reasons would equate to a hardship caused by the property itself. This further demonstrates that there is no hardship related to the applicant's property.
- (d) The applicant does not adequately address the hardship. The applicant says, "a strict application of the zoning ordinance would prevent the applicant from using the property in a manner commonly enjoyed by other properties in the district." This does not adequately answer how a literal interpretation of the ordinances would deprive the applicant of rights enjoyed by other properties. The applicant does not explain which provision of the zoning ordinance is causing the hardship (e.g., setback, lot coverage, height, frontage, etc.). The applicant makes a general claim but fails to provide facts, property-specific conditions, or evidence demonstrating that strict enforcement of the ordinance uniquely restricts the property and deprives it of rights enjoyed by other similarly situated properties.
- (e) Applicant states "the variance does not grant any special privilege; it simply allows the applicant to use the property in a comparable manner to other properties in the district." Upon staff review, there were no visible structures in surrounding area that had accessory structures near the requested square footage of this proposed structure. The area is generally very rural and most of these properties are covered with trees and foliage. Upon further research, there were no properties in the surrounding area that had filed a prior variance for a structure exceeding the allowable square footage and as such, this case would establish precedence for this area.
- (f) This property is zoned R-1-15 (Single-Family Residence District), and an accessory structure is allowed by right.

EXECUTIVE SUMMARY

Technical Report

VARIANCE

The five criteria for hardship have not been met, and the hardship stated does not meet the criteria for hardship. The applicant requests a variance for the square footage for an accessory structure totaling 3,200 square feet. The ordinance states that properties greater than or equal to 1 acre are allowed 2,000 square foot accessory structure by right. There are no preexisting non-conforming structures that exist that are over the allowed square footage, nor have there been any prior variances pulled for a structure exceeding the allowable square footage. As such, this would mean that approval would establish precedence. If approved, the applicant would be able to place the structure in accordance with the setbacks required in the R-1-15 zoning.

Any approval should consider these conditions:

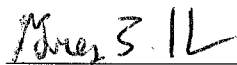
1. Approval allows for a variance of 1,200 square foot for a 3,200 square foot accessory structure where 2,000 square foot is the maximum size.
2. Must comply with all current Building Codes and City of Gulfport Ordinances.

DEPARTMENTAL CONDITIONS

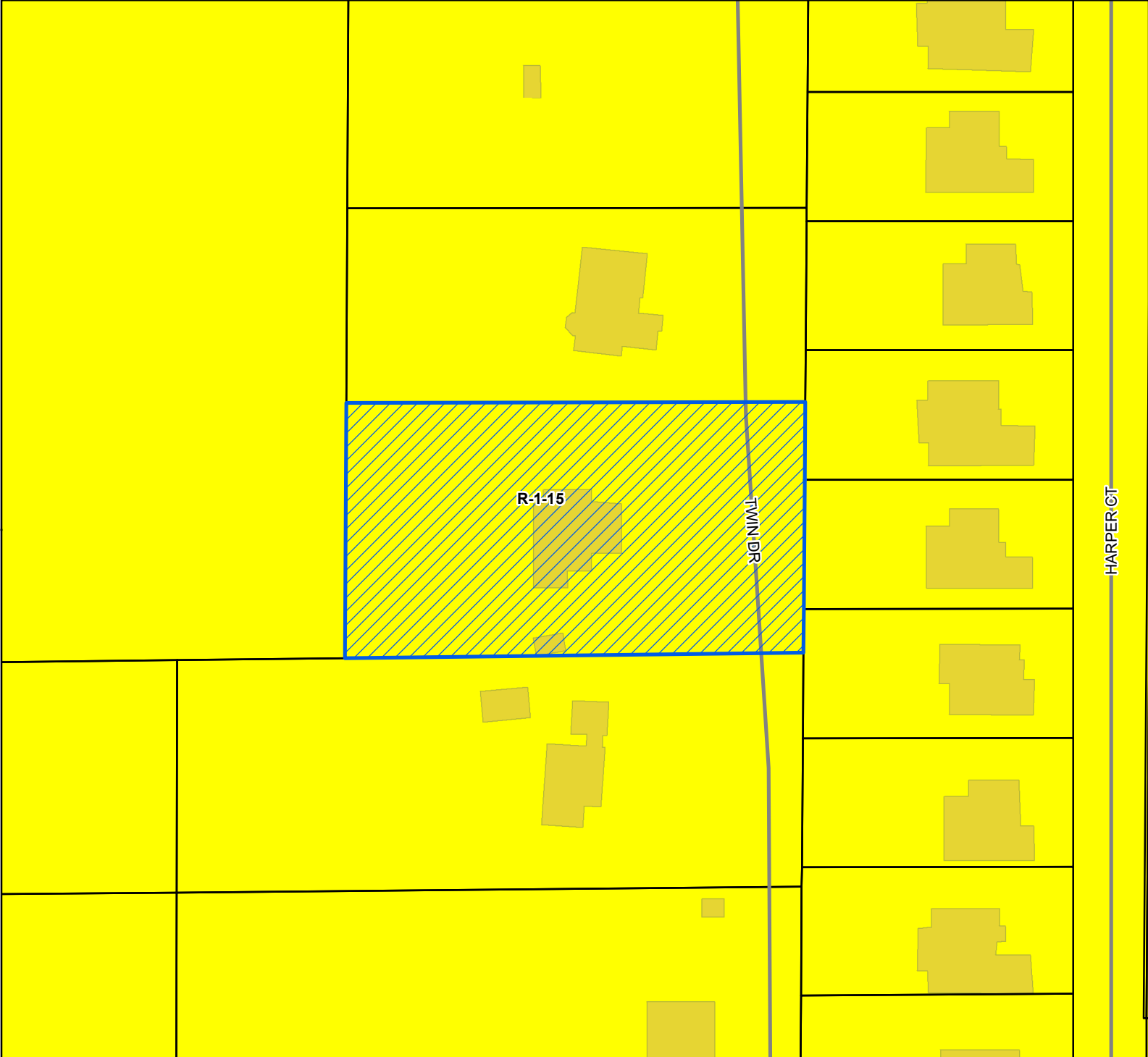
<u>Engineering:</u>	No conditions. Memo dated 3/6/2026.
<u>Public Works:</u>	No comment as of 3/9/2026.
<u>Traffic and Safety:</u>	No comment as of 3/9/2026.
<u>Building Code Services:</u>	Must comply with all current Building Codes and City of Gulfport Ordinances. Memo dated 3/9/2026.
<u>GIS:</u>	No conditions. Memo dated 3/4/2026.
<u>Police Department:</u>	No comment as of 3/9/2026.
<u>Fire Department:</u>	No conditions. Memo dated 2/25/2026.
<u>City Arborist:</u>	No conditions. Memo dated 3/6/2026.





DIRECTOR APPROVAL

This report has been reviewed and approved by:





Greg Holmes
Director of Urban Development Department

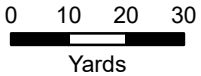


 Site
 Street
 Parcels
 Buildings

Zoning

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

Site Information
 0807K-01-013.002
 Zoning: R-1-15 (Single Family)
 Size: 1.5 acres
 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.



Covenant Affidavit

I, Norman Craig Cook Jr. being owner or agent of the property 13317 Twin Drive
PRINT NAME Jamie E. Cook 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.

N Craig Cook Jr 1/26/26
Signature Jamie Cook Date
1/26/26

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 26th day of January, 2026

Katlyn Barq
Notary Public

Commission Expiration



NCC

VARIANCE SUBMISSIONS

- 1. Demonstrate that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district. (i.e., What is special about your property that you need to request a variance?)**

The property is constrained by steep changes in elevation and the location of the septic system and drain field, which eliminate usable space on one side of the lot. The requested additional square footage would enclose large items of personal property already present on the site, allowing them to be stored under one roof and in a manner consistent with surrounding properties.

- 2. Demonstrate that the special conditions and circumstances do not result from the actions of the applicant. (i.e. Show that you did not cause the need for the variance.)**

The need for the requested variance is not the result of any action by the applicant. As stated above, the property is constrained by significant changes in elevation and the existing location of the septic system and drain field. Both are fixed conditions inherent to the property beyond the applicant's control.

The additional square footage requested would not introduce new development pressure or alter the site's functional use. Rather, it would enclose items already present on the property, allowing them to be stored under one roof in a manner consistent with surrounding properties. Any owner of the property would face the same constraints and would require similar relief to achieve reasonable and comparable use of the site.

- 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 why the property cannot comply with the zoning ordinance. Further, explain why this hardship is not commonly found on other properties?)**

The hardship here comes from the property itself, not the zoning code. The previously cited physical conditions are unique to this site and cannot be changed by the applicant. Because of this, changing the zoning ordinance would not solve the problem. The same physical limitations would exist regardless of the ordinance. Furthermore, the size limitation set forth in the ordinance would defeat the purpose of the proposed structure's intended use: consolidating large items of personal property under one roof.

- 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**

NCC
JC

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

A strict application of the zoning ordinance would prevent the applicant from using the property in a manner commonly enjoyed by other properties in the district. Without relief, the applicant is left with fewer reasonable options than neighboring properties. The property is not located within a subdivision or governed by restrictive covenants but is located in a more rural district with properties of similar size and characteristics, many with additional equipment and/or vehicles requiring storage. This variance would simply allow a comparable use, not a special privilege, as evidenced by photos showing neighboring properties with similar structures for similar uses.

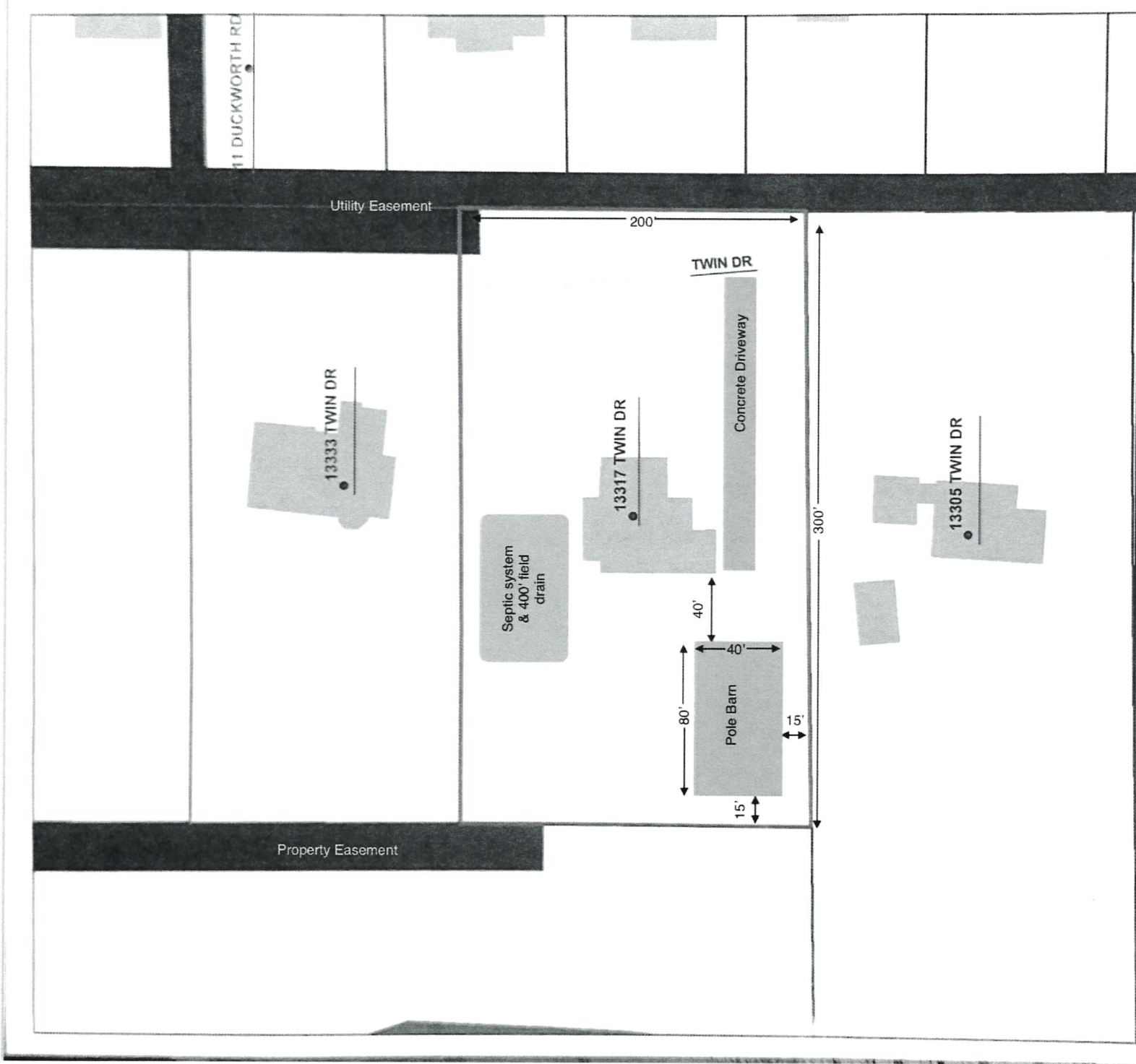
5. Demonstrate that the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district, other than to permit the applicant to use their property in a manner as nearly equivalent to uses generally 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?)

As stated above, the variance does not grant any special privilege. It simply allows the applicant to use the property in a comparable manner to other properties in the district.

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

The use proposed, a detached accessory structure (pole barn) in a residential zoning district, is a permitted accessory use under the City of Gulfport Zoning Ordinance, provided it complies with applicable regulations and obtains the required building permit. It is not a new or unrelated land use but a building customarily seen with existing residential use.

NCC


1 inch = 67 feet



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Area Map

 Parcels



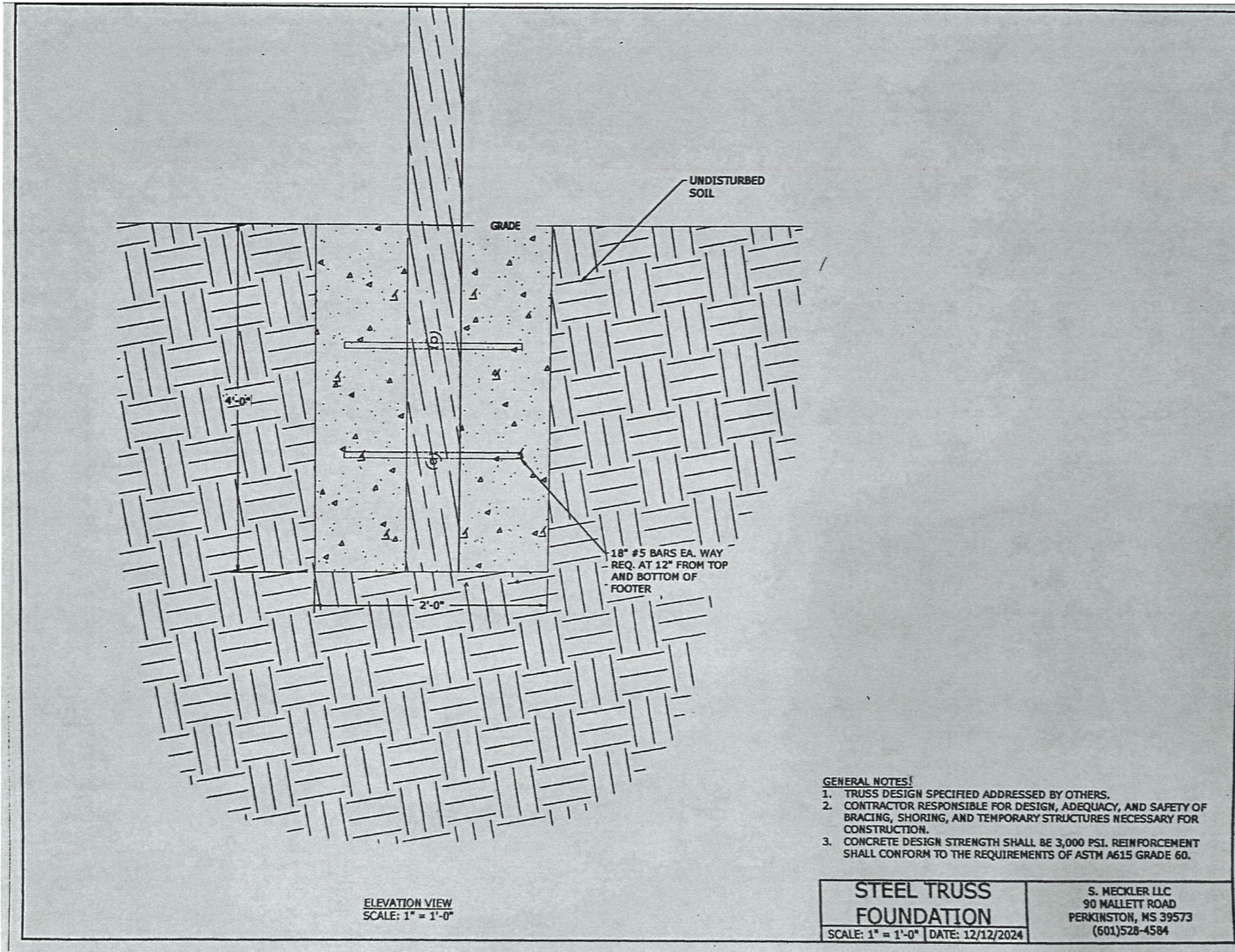
Printed 1/13/2026

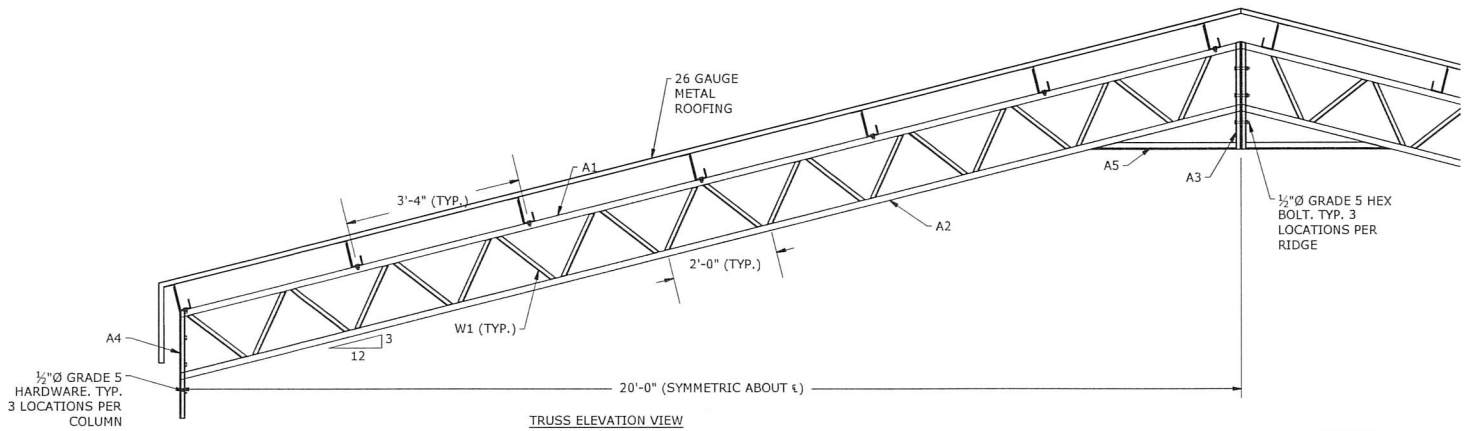
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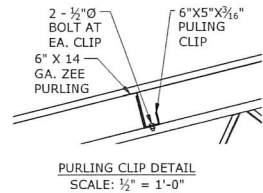
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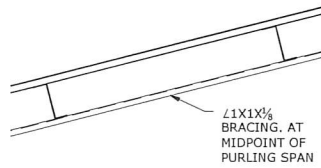




TRUSS ELEVATION VIEW
SCALE: 3/8" = 1'-0"



PURLING CLIP DETAIL
SCALE: 1/2" = 1'-0"



BRACING DETAIL
SCALE: 1/2" = 1'-0"

MARK	DESCRIPTION	LENGTH	QTY REQUIRED
A1	TOP CHORD HSS 2 X 2 X 11 GA	20'-7 3/8"	2
A2	BOTTOM CHORD HSS 2 X 2 X 11 GA	20'-7 3/8"	2
A3	VERTICAL RIDGE - BOXED L 1.5 X 1.5 X 1/8	2'-0"	4
A4	VERTICAL BASE - BOXED L 1.5 X 1.5 X 1/8	2'-0"	4
A5	TIE L 1.5 X 1.5 X 1/8	2'-7 3/8"	2
W1	WEB L 1 X 1 X 1/8	1'-3 3/8"	40

DESIGN NOTES:

- DESIGN HAS BEEN PREPARED IN ACCORDANCE WITH AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) 360 2016 EDITION. DESIGN IS INTENDED FOR TRUSS FABRICATION ONLY.
- DESIGN BASED ON MAXIMUM TRUSS SPACING OF 16'. TRUSS SPACING LESS THAN 16' IS ACCEPTABLE.
- DESIGN BASED ON 40' MAXIMUM BUILDING WIDTH. WIDTHS LESS THAN 40' ARE ACCEPTABLE.
- DESIGN IS BASED ON OPEN BUILDING, PARTIALLY OR FULLY ENCLOSED BUILDING SIDES IS ACCEPTABLE.
- THIS DRAWING WAS PRODUCED BY LEVENS ENGINEERING SERVICE FOR THE CUSTOMER LISTED. THIS DRAWING SHALL NOT BE MODIFIED OR REPRODUCED WITHOUT PERMISSION FROM THE ENGINEER.

DESIGN CRITERIA - 2021 IBC

- DESIGN LOADS PER ASCE 7-16.
- DEAD LOAD 6 PSF
- ROOF LIVE LOAD 20 PSF
- GROUND SNOW LOAD 0 PSF
- DESIGN WIND SPEED 153 MPH
- WIND RISK CATEGORY II
- WIND EXPOSURE CATEGORY C
- BUILDING CATEGORY II

FABRICATION NOTES:

- ALL WELDS SHALL CONFORM TO AMERICAN WELDING SOCIETY (AWS) D1.1. WELDS SHALL BE 3/8" FILLETS AT ALL CONTACT SURFACES.
- STEEL SHALL BE CONFORM TO ASTM A513 FOR TUBING AND A36 FOR ANGLE.
- FABRICATOR TO VERIFY DIMENSIONS BEFORE FABRICATION.
- FOLLOWING FABRICATION, A PRIMER AND TOP COAT FINISH SHALL BE APPLIED.
- ADJUST MEMBER DIMENSIONS AS NECESSARY FOR NARROWER BUILDING WIDTH.
- PURLING CLIPS SHALL BE 5" X 6" X 3/16" ASTM A36.

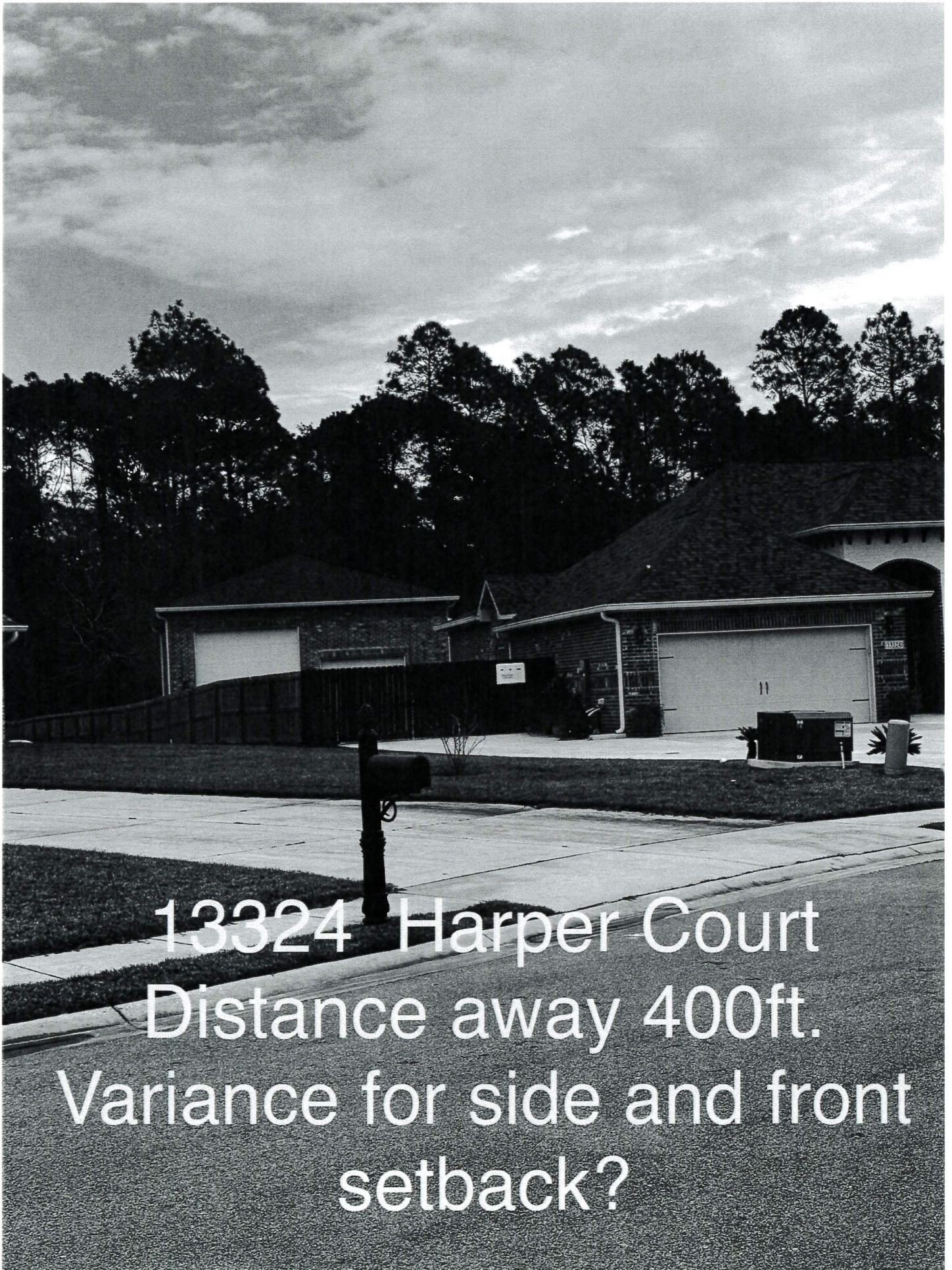
ERECTION NOTES:

- PURLING TO BE 14 GAUGE 6" ZEE CONFORMING TO THE REQUIREMENTS OF ASTM A1003 SPACED AT 40" O.C. MAX.
- BRACING
- CONTRACTOR RESPONSIBLE FOR TEMPORARY CONSTRUCTION BRACING.
- BOLTS SHALL BE 1/2" GRADE 5 HOT DIPPED GALVANIZED. A MINIMUM OF 3 SHALL BE INSTALLED AT EACH CONNECTION TO POSTS AND AT RIDGE. WHEN BOLTING TO TIMBER, LAG BOLTS OF THE SAME SIZE AND GRADE ARE ACCEPTABLE.

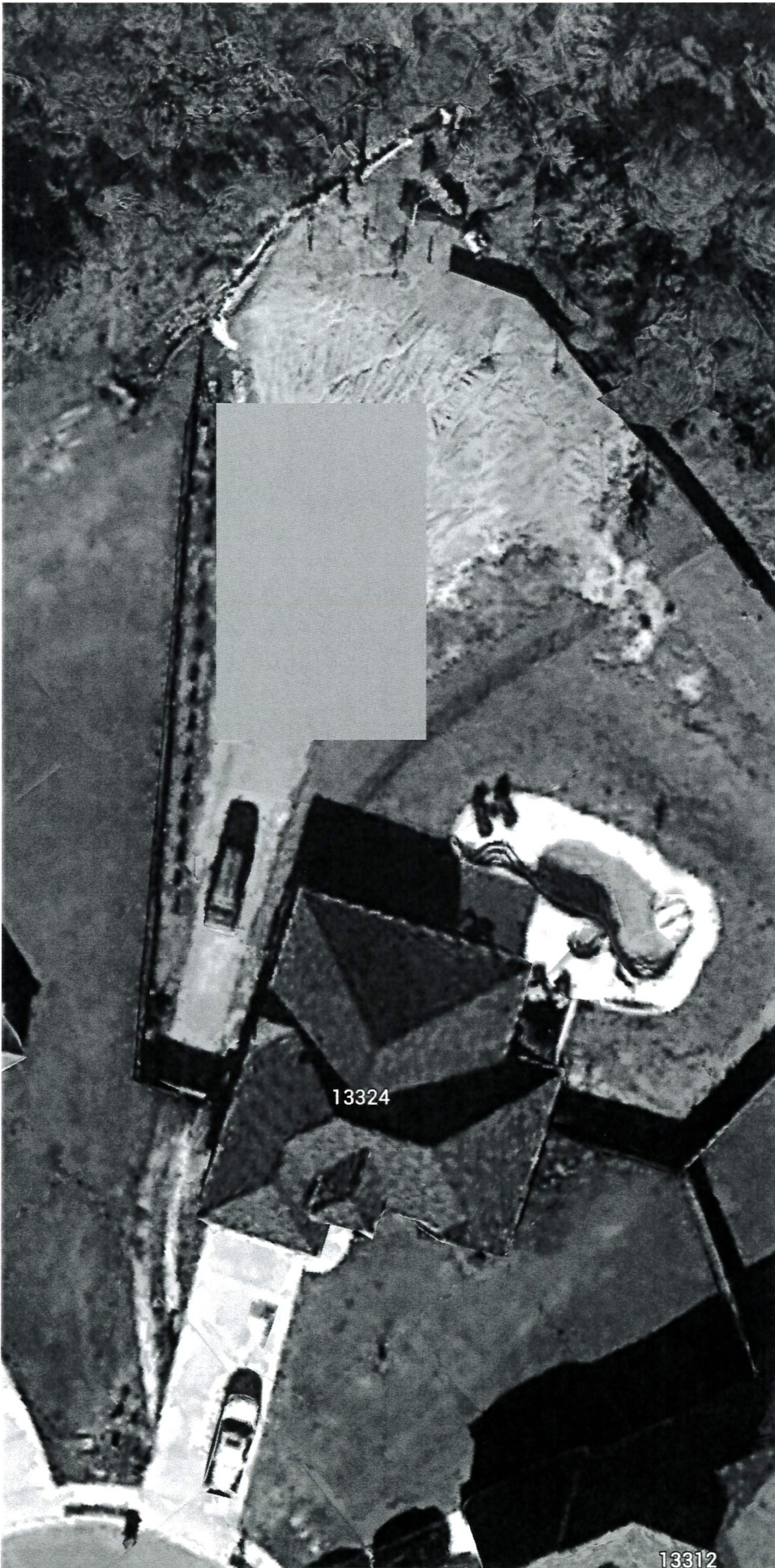


S. MECKLER LLC 90 MALLETT ROAD PERKINSON, MS 39573 (601)528-4584	LEVENS ENGINEERING SERVICE 701 OLD SAVANNAH DRIVE LONG BEACH, MS 39560 (228)861-9743 FIRM NO. 28688
40' STEEL TRUSS	CUSTOMER: CRAIG COOK 13317 TWIN DRIVE GULFPORT, MS 39503
SCALE: AS NOTED	DATE: 1/14/2026
BY: A. LEVENS	PROJ. NO.: 2503
ISSUED FOR FABRICATION	

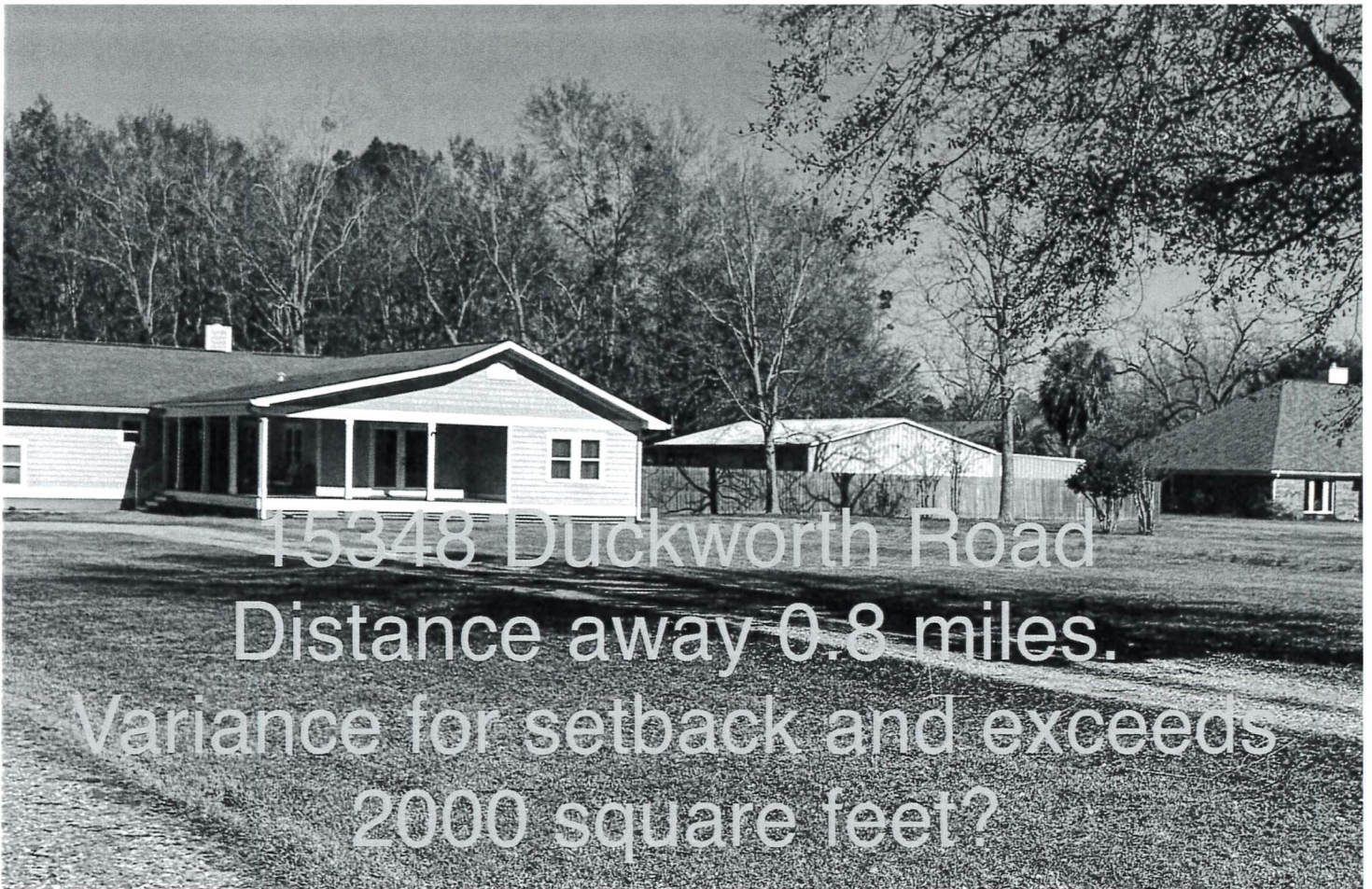
Handwritten signature/initials: NCC



13324 Harper Court
Distance away 400ft.
Variance for side and front
setback?



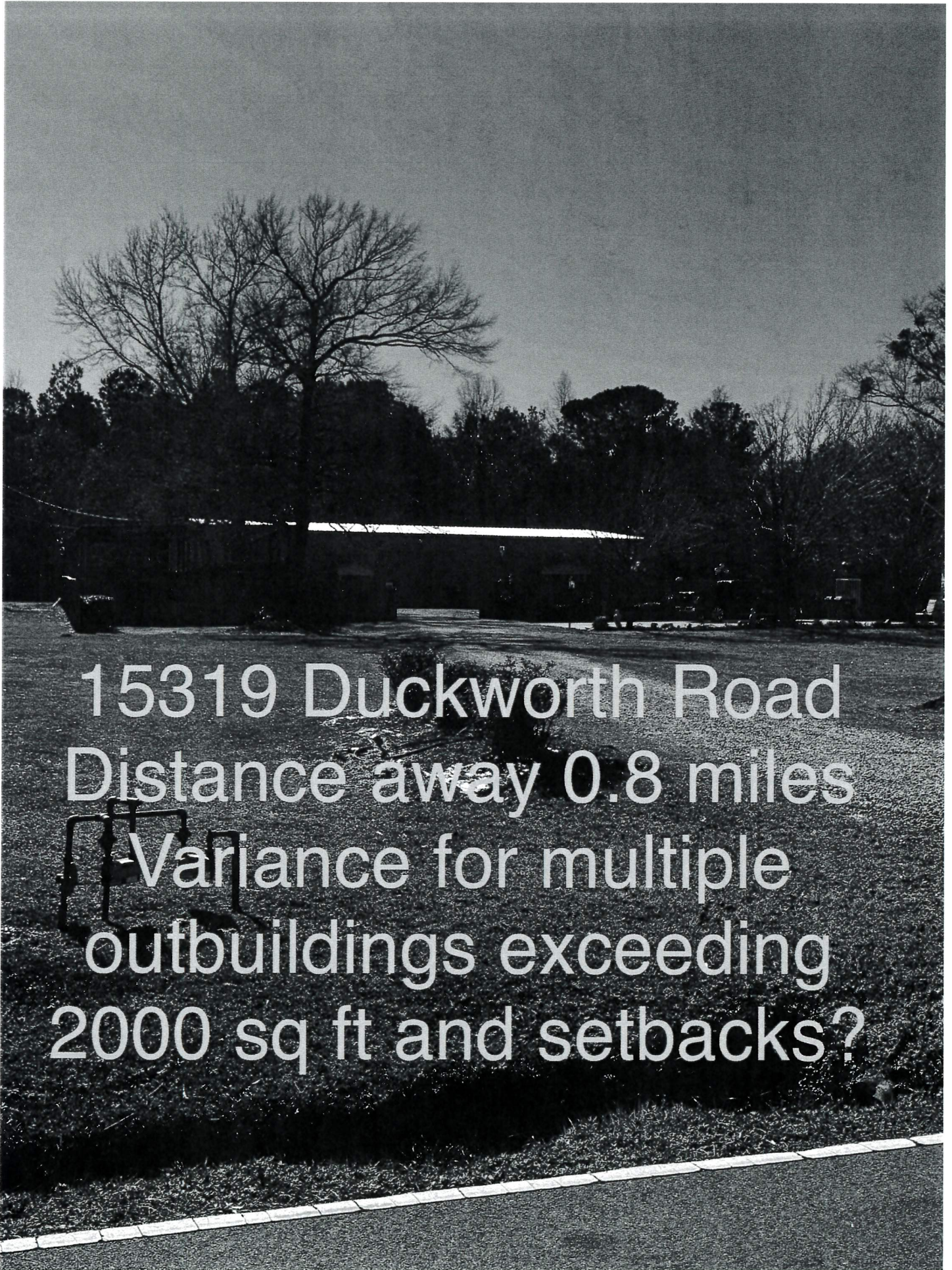
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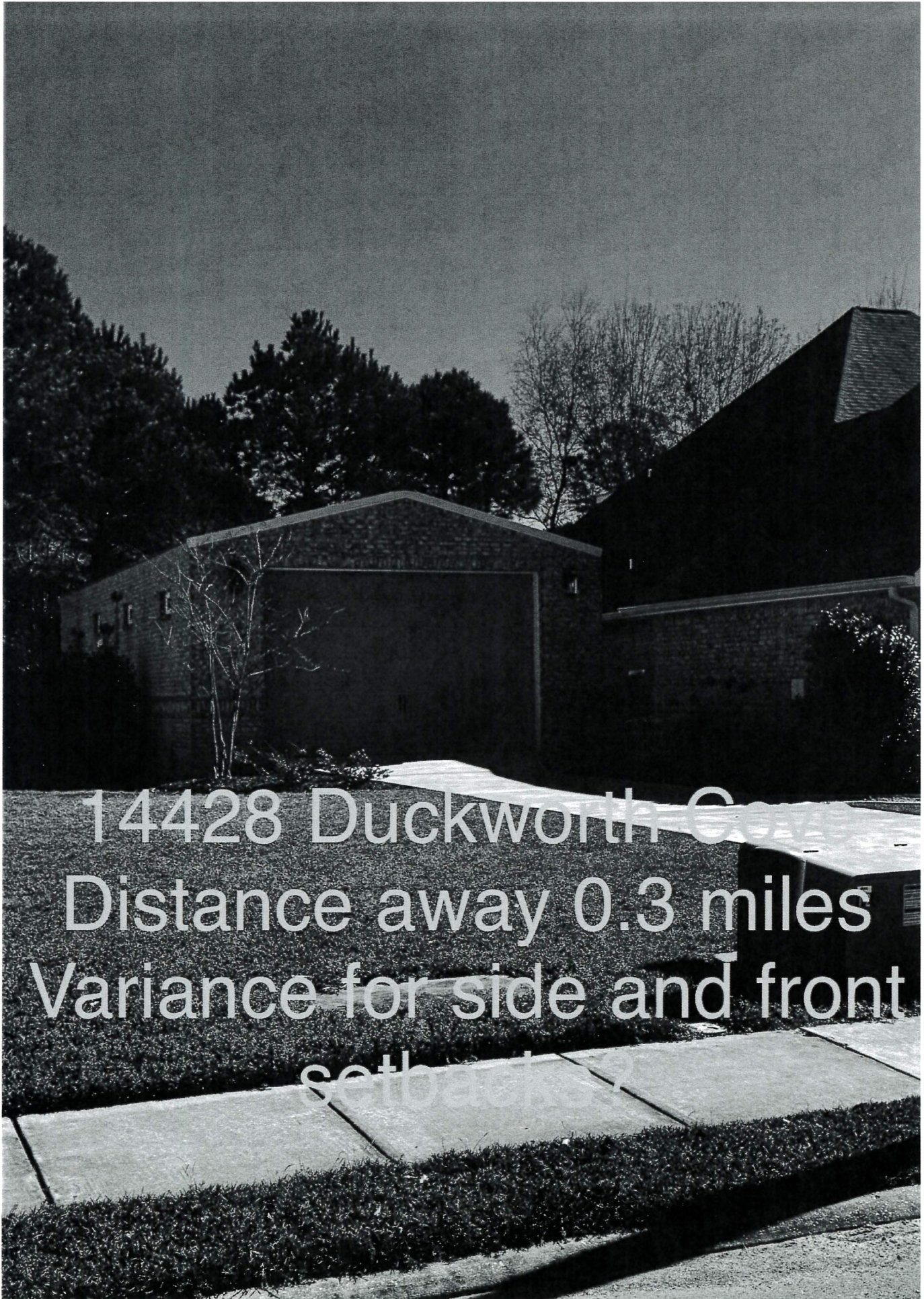


15319 Duckworth Road
Distance away 0.8 miles
- Variance for multiple
outbuildings exceeding
2000 sq ft and setbacks?

nee

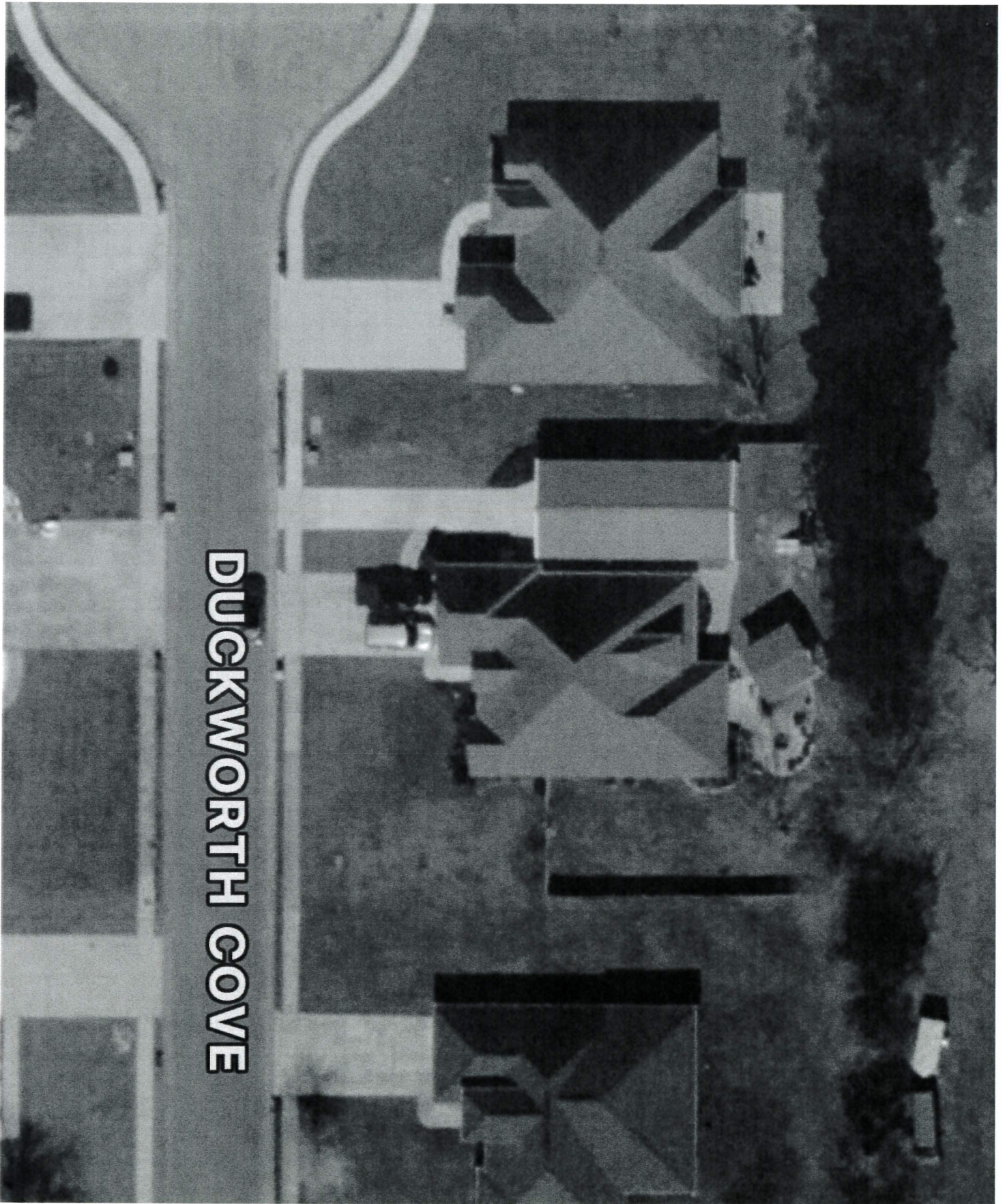


NU 



14428 Duckworth Cove
Distance away 0.3 miles
Variance for side and front
setbacks

NLL *[Signature]*



NCU
[Handwritten signature]



J. Cook 1st Judicial District
Instrument 2016 3414 D - J1
Filed/Recorded 5/17/2016 02:05 P
Total Fees \$ 12.00
4 Pages Recorded

PREPARED BY AND RETURN TO:

Jamie E. Cook
711 Forest Hill Drive
Ocean Springs, MS 39564
228-596-3634
MSB 104019

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

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

Norman Craig Cook, Jr.
711 Forest Hill Drive
Ocean Springs, MS 39564
985-373-8448

do hereby convey, warrant, and deliver unto

Norman Craig Cook, Jr. and Jamie Ellen Cook
711 Forest Hill Drive
Ocean Springs, MS 39564
985-373-8448 / 228-596-3634

as joint tenants with rights of survivorship, and not as tenants in common, that certain tract, piece, or parcel of land situated and being located in Harrison County, State of Mississippi, more particularly described as follows, to-wit:

(See Exhibit "A" attached, Page 3)

INDEXING INSTRUCTIONS: SE1/4 OF NE1/4 Section 33-6-11

NCC

Exhibit "A"

RECORD DESCRIPTION, INSTRUMENT NO. 2011-0007350-D-J1

That certain parcel of land situated in the Southeast Quarter of the Northeast Quarter (SE ¼ of the NE ¼) of Section 33, Township 6 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, and described as follows:

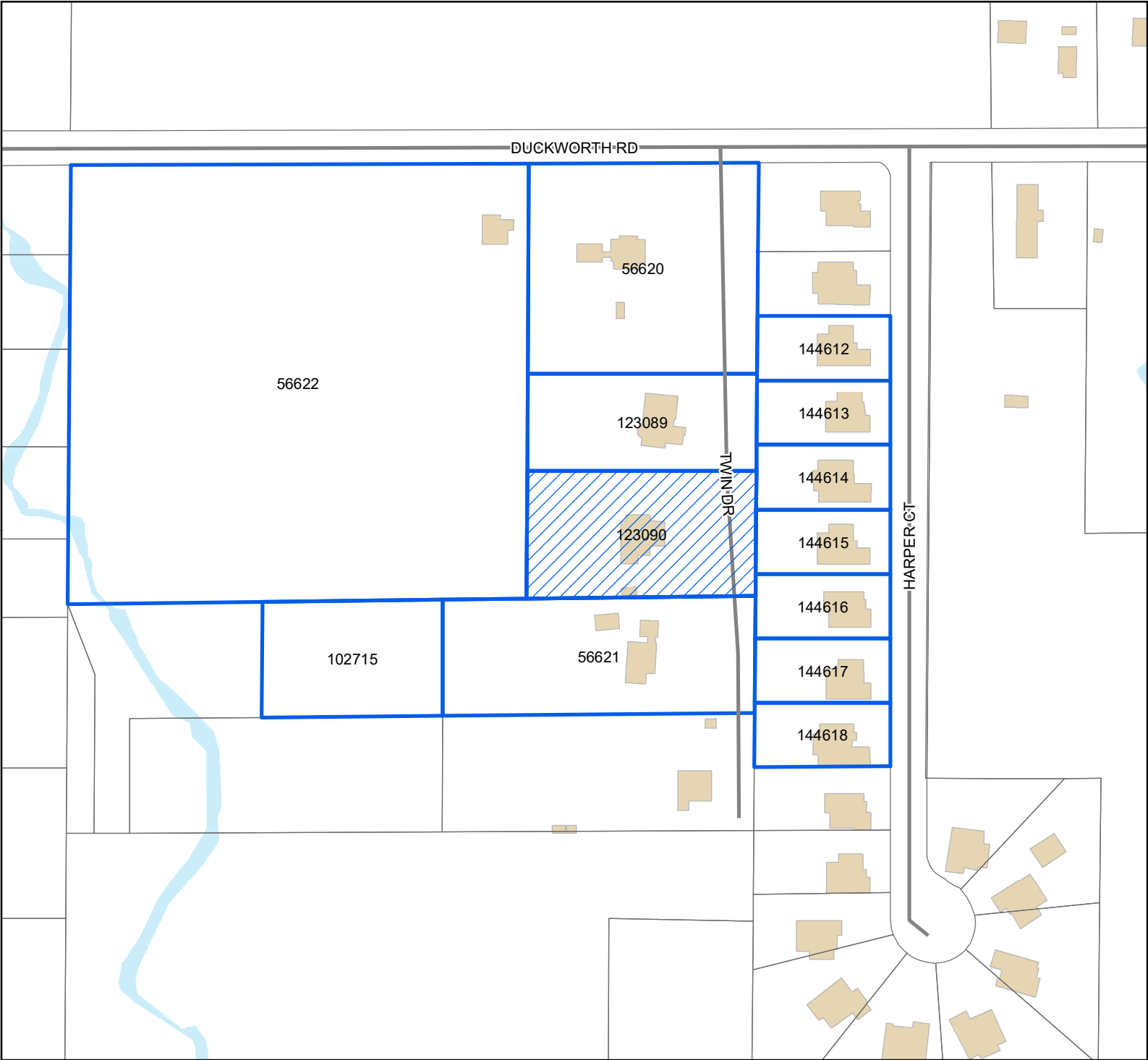
Commence at the Northeast (NE) corner of the Southeast Quarter of the Northeast Quarter (SE ¼ of the NE ¼) of Section 33, Township 6 South, Range 11 West, City of Gulfport, Harrison County, Mississippi, thence run West 330.00 feet; thence run South 00 degrees 14 minutes 43 seconds West a distance of 17.68 feet to an iron rod lying on the South margin of Duckworth Road; thence run South 00 degrees 15 minutes 12 seconds West a distance of 443.76 feet to the POINT OF BEGINNING. From said Point of Beginning, thence run South 00 degrees 15 minutes 12 seconds West a distance of 198.56 feet to an iron rod; thence run North 90 degrees 00 minutes 00 seconds West a distance of 329.91 feet to an iron rod; thence run North 00 degrees 15 minutes 01 seconds East a distance of 199.97 feet to an iron rod; thence run South 89 degrees 45 minutes 17 seconds East a distance of 329.94 feet to the Point of Beginning.

AND ALSO AN EASEMENT for ingress and egress described as: That certain parcel of land situated in the Southeast Quarter of the Northeast Quarter (SE ¼ of the NE ¼) of Section 33, Township 6 South, Range 11 West, City of Gulfport, Harrison County, Mississippi, and more particularly described as: Commencing at the Northeast (NE) corner of the Southeast Quarter of the Northeast Quarter (SE ¼ of the NE ¼) of Section 33, Township 6 South, Range 11 West, City of Gulfport, Harrison County, Mississippi; thence run West 330.00 feet; thence run South 00 degrees 14 minutes 43 seconds West a distance of 17.68 feet to an iron rod lying on the south margin of Duckworth Road, thence run North 89 degrees 52 minutes 47 seconds West a distance of 35.91 feet to the POINT OF BEGINNING. Thence run South 10 degrees 24 minutes 12 seconds West a distance of 19.48 feet; thence run South 02 degrees 24 minutes 12 seconds East a distance of 135.46 feet; thence run South 01 degrees 15 minutes 29 seconds East a distance of 211.38 feet; thence run South 01 degrees 21 minutes 47 seconds East a distance of 276.95 feet; thence run North 90 degrees 00 minutes 00 seconds West a distance of 15.53 feet; thence run North 01 degrees 28 minutes 02 seconds West a distance of 288.73 feet; thence run North 00 degrees 12 minutes 29 seconds West a distance of 241.39 feet; thence run North 03 degrees 37 minutes 58 seconds West a distance of 94.80 feet; thence run North 17 degrees 01 minutes 25 seconds West a distance of 19.06 feet; thence run South 89 degrees 52 minutes 47 seconds East a distance of 22.00 feet to the Point of Beginning.





AND ALSO AN EASEMENT FOR WATER being described as: Commence at the Northeast (NE) corner of the Southeast Quarter of the Northeast Quarter (SE ¼ of the NE ¼) of Section 33, Township 6 South, Range 11 West, City of Gulfport, Harrison County, Mississippi; thence run West 330.00 feet; thence run South 00 degrees 14 minutes 43 seconds West a distance of 17.68 feet to an iron rod lying on the South margin of Duckworth Road and being the POINT OF BEGINNING; thence run South 00 degrees 15 minutes 12 seconds West a distance of 468.76 feet; thence run North 89 degrees 45 minutes 17 seconds West a distance of 25.00 feet; thence run North 00 degrees 15 minutes 01 seconds East a distance of 468.76 feet to the South margin of Duckworth Road; thence run along said margin South 89 degrees 52 minutes 47 seconds East a distance of 25.00 feet to the Point of Beginning.

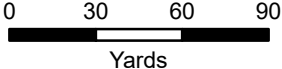
All in accord and described as Parcel Three (3) on the Certificate of Resubdivision on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Deed Book 1604 at Page 353 thereof; and on the survey dated June 19, 2002, by AKS Surveying, Inc.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0807K-01-013.002	NORMAN JR & JAMIE COOK (OWNERS) Adjacent Property Owners (2603ZB026)	11317 TWIN DRIVE	GULFPORT	MS	39503
	56621	0807K-01-014.000	JOSEPH DEBRA DIANE WILSON	13305 TWIN DR	GULFPORT	MS	39503
	56622	0807K-01-012.000	ROGERS ANNIE LEE	13428 TURTLE CREEK PKWY	GULFPORT	MS	39503
	102715	0807K-01-015.003	PIERSON DONALD R II & DONNA LYNN W	25 47TH STREET	GULFPORT	MS	39507
	56620	0807K-01-013.000	ROBBINS THOMAS R & ELISA M	15053 DUCKWORTH RD	GULFPORT	MS	39503
N	123090	0807K-01-013.002	COOK NORMAN CRAIG JR & JAMIE ELLEN	13317 TWIN DRIVE	GULFPORT	MS	39503
	123089	0807K-01-013.001	ARCHIE JOHN M & BODDY SHERITA N	13333 TWIN DR	GULFPORT	MS	39503
	144618	0807K-01-018.009	ENOCHS ELIZABETH B	13361 HARPER CT	GULFPORT	MS	39503
	144617	0807K-01-018.008	ELLQUIST ROURK ANDRE & ELIZABETH A	13373 HARPER CT	GULFPORT	MS	39503
	144616	0807K-01-018.007	JOHNSON RAYMOND J	13385 HARPER CT	GULFPORT	MS	39503
	144615	0807K-01-018.006	BARNA SEAN & TERRI PATRICE PACE	13394 HARPER COURT	GULFPORT	MS	39503
	144614	0807K-01-018.005	FLOYD NICKIE & HEATHER	13409 HARPER CT	GULFPORT	MS	39503
	144613	0807K-01-018.004	WELLS JAMES HUGH JR & CYNTHIA	13421 HARPER CT	GULFPORT	MS	39503
	144612	0807K-01-018.003	TAYLOR WILLIAM & MARTHA ETAL	13433 HARPER CT	GULFPORT	MS	39503



Legend

-  Site
-  Street
-  Buildings
-  Water Features



1 inch = 200 feet



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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	IPL0317494	Legal Ad - IPL0317494		1.0	52.0L

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

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979, as amended, notice is hereby given advising that the Zoning Board of Adjustment and Appeals will hold a public hearing in the City of Gulfport, Mississippi at 3:00 P.M., Thursday, March 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 2603ZB026, by owner Norman Cook Jr. & Jamie Cook, seeking approval for 3,200 square foot accessory structure where 2,000 square feet is the size limit, Tax Parcel 0807K-01-013.002, 13317 Twin Drive, Zoned R-1-15 (Single-family), Ward 7

Variance 2603ZB027, by owner Ancillary Capital LLC, seeking approval for a 2-foot secondary frontage setback where 6 feet is required for a duplex use, Tax Parcel 0811L-03-032.000, Zoned T4L (General Urban Zone "Limited"), Ward 2

Variance 2604ZB035, by agent Christopher Walker, seeking approval for an additional 11,800 square feet for a proposed accessory structure where the size limit is 2,000 square feet, Tax Parcel 0707O-01-015.000, 13348 John Clark Road, Zoned R-1-15 (Single-family), Ward 7

This the 25th day of February 2026
 Nathan Boddie, Chairman
 City of Gulfport Zoning Board of Adjustment and Appeals
 IPL0317494
 Mar 4 2026

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:
 03/04/26 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Amanda Rodela



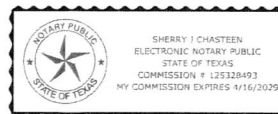
Amanda Rodela

Sherry J Chasteen



Sworn to and subscribed before
 me on

Mar 4, 2026, 9:56 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, March 19, 2026

Variance 2603ZB027: Variance 2603ZB027, by owner Ancillary Capital LLC, seeking approval for a 2-foot secondary frontage setback where 6 feet is required for a duplex use, Tax Parcel 0811L-03-032.000, Zoned T4L (General Urban Zone "Limited"), Ward 2

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2603ZB027

Hearing Date: March 19, 2026

Current Zoning/Use: T4L / Vacant Lot

Legal: Variance 2603ZB027, by owner Ancillary Capital LLC, seeking approval for a 2-foot secondary frontage setback where 6 feet is required for a duplex use, Tax Parcel 0811L-03-032.000, Zoned T4L (General Urban Zone "Limited"), Ward 2

TECHNICAL DETAILS

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

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

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

Technical Report

VARIANCE

The applicant is seeking approval for a 2-foot secondary frontage setback where 6 feet is required for a duplex use. The applicant is wishing to place a porch within the 6-foot setback leaving the structure 2 feet from the secondary frontage.

- (a) The applicant claims that the special conditions results from both the presence of six mature trees on the property and a change in the ordinance governing the setbacks changing from Appendix D to Appendix A. Upon a site visit conducted by staff, while there are trees on the property the trees present are along the southern and eastern property lines, with the noted tree in northwest corner. The property used to have a pre-existing residence that has recently been demolished. The applicant is proposing to construct a duplex in the area the residence was removed with the porch on the west side being placed within the required 6-foot secondary frontage setback. While this area is currently under Appendix A zoning, prior to the SmartCode Community Plan for this area being rescinded by the community it was under Appendix D zoning. Under Appendix D zoning for T4L, the secondary frontages setbacks would be between a minimum of 5 feet to a maximum of 12 feet from the property line. In addition, per Appendix D, Article 5, Sec 5.4.2 (b): "awnings may encroach the public sidewalk without limit. Stoops may encroach 100% of the depth of a Setback. Open porches and awnings may encroach up to 50% of the depth of the Setback. Balconies and bay windows may encroach up to 25% of the depth of the Setback." While this would allow the proposed porch to encroach into the required setback by 50%, this would only allow the porch to be 2.5 feet from the property line. Even if the SmartCode Community Plan was still in place the requested setback would require approval for deviation. The applicant could move the duplex to the east 4 feet in order to meet setbacks, pending that no protected trees are to be pruned or removed without an approved tree permit. However, should any of these trees be protected trees there is no guarantee that an approved tree permit can be obtained for removal of a protected tree.
- (b) The applicant claims the special conditions do not result from the applicant's actions, stating that they "did not establish the zoning classification, the side yard setback requirement, or the regulatory framework governing this parcel." The applicant further explains that the location of the trees long predates their ownership. While the applicant did not create the zoning regulations that this area is governed by, their request is against both what would be allowed in Appendix A zoning and Appendix D zoning. The remaining issue that could cause a hardship for the applicant's request is the presence of the trees. The applicant claims that three of the mature trees to be live oaks which if the placement of the duplex were to impact the trees and cause the need for their removal, there is no guarantee that an approved tree permit for removal of the protected trees could be obtained.
- (c) The applicant claims in their application that full compliance of the six-foot setback would require the proposed duplex to encroach into the critical root zone of the mature live oaks on the property. If the applicant's claims are accurate, encroachment into the critical root zone would cause a need to remove the live oaks via an approved tree permit. Such claim can only be verified by a licensed arborist, such as the City of Gulfport's Tree Protection Advisor.
- (d) The applicant claims that the literal application of the six-foot setback would deprive them the right commonly enjoyed by other in the nearby neighborhood. The applicant

Technical Report

VARIANCE

states "throughout this neighborhood and nearby historic areas, porch stoops and similar architectural elements are commonly locate within side yard setbacks and, in many cases within 2 feet from the property line." From staff's review of homes in the surrounding area, there are residential structures just north of the subject site that have porches that appear to be around 2 feet from the front property lines. However, from earliest available public imagery these structures were existing and established in 2007, predating the SmartCode ordinance. This would have these residential structures as potentially being pre-existing non-conforming.

- (e) The applicant claims in their application that granting this variance would not grant any special privileges. The applicant further states in their application: "the variance is narrowly tailored and applies only to the porch stoop elements, not to the principal structure. It does not increase density, alter permitted uses, or intensify development." The applicant claims that approval would allow them to utilize architectural elements that are common and permitted by right just a few blocks over. As noted prior, while Appendix D allows for porches to encroach up to 50% of the required setback. The minimum required setback for a secondary frontage for T4L under Appendix D is 5 feet from the property line, meaning the porch would be allowed to be 2.5 feet from the secondary frontage property line when this area was under Appendix D. However, due to the community rescinding their SmartCode community plan, this area reverted to Appendix A transect zoning. Even if this area was under Appendix D zoning for Traditional Smartcode, the applicant's request would need to seek approval for deviation for secondary frontage setbacks. From staff review of the nearby area, there are some homes just north of the subject site with porches that encroach into their required setbacks. Based upon the earliest available public imagery these homes were existing and established prior to 2007, predating the SmartCode Ordinance, resulting in these homes being pre-existing non-conforming. Upon staff research into past variances in the nearby area, there are two properties that received variances for primary frontage setbacks of 7-foot where 15 feet were required. (Case #2602ZB023 & Case# 2409ZB127).
- (f) This property is zoned T4+, and a duplex use is allowed by right.

EXECUTIVE SUMMARY

The applicant is seeking approval for a 2-foot secondary frontage setback where 6 feet is required for a duplex use. The applicant is wishing to place a porch within the 6-foot setback leaving the structure 2 feet from the secondary frontage. The applicant claims that the special conditions results from both the presence of six mature trees on the property and a change in the ordinance governing the setbacks changing from Appendix D to Appendix A. Upon a site visit conducted by staff, while there are trees on the property the trees present are along the southern and eastern property lines, with the noted tree in northwest corner. The property used to have a pre-existing residence that has recently been demolished. The applicant is proposing to construct a duplex in the area the residence was removed with the porch on the west side being placed within the required 6-foot secondary frontage setback. While this area is currently under Appendix A zoning, prior to the SmartCode Community Plan for this area being rescinded by the community it was under Appendix D zoning. Under Appendix D zoning for T4L, the secondary frontages setbacks would be between a minimum of 5 feet to a maximum of 12 feet from the property line. In addition, per Appendix D, Article 5, Sec 5.4.2 (b): "awnings may encroach the

Technical Report

VARIANCE

public sidewalk without limit. Stoops may encroach 100% of the depth of a Setback. Open porches and awnings may encroach up to 50% of the depth of the Setback. Balconies and bay windows may encroach up to 25% of the depth of the Setback." While this would allow the proposed porch to encroach into the required setback by 50%, this would only allow the porch to be 2.5 feet from the property line. Even if the SmartCode Community Plan was still in place the requested setback would require approval for deviation. The applicant could move the duplex to the east 4 feet in order to meet setbacks, pending that no protected trees are to be pruned or removed without an approved tree permit. However, should any of these trees be protected trees there is no guarantee that an approved tree permit can be obtained for removal of a protected tree. If the applicant's claims are accurate, encroachment into the critical root zone would cause a need to remove the live oaks via an approved tree permit. Such claim can only be verified by a licensed arborist, such as the City of Gulfport's Tree Protection Advisor. The applicant claims in their application that granting this variance would not grant any special privileges. The applicant further states in their application: "the variance is narrowly tailored and applies only to the porch stoop elements, not to the principal structure. It does not increase density, alter permitted uses, or intensify development." The applicant claims that approval would allow them to utilize architectural elements that are common and permitted by right just a few blocks over. As noted prior, while Appendix D allows for porches to encroach up to 50% of the required setback. The minimum required setback for a secondary frontage for T4L under Appendix D is 5 feet from the property line, meaning the porch would be allowed to be 2.5 feet from the secondary frontage property line when this area was under Appendix D. However, due to the community rescinding their SmartCode community plan, this area reverted to Appendix A transect zoning. Even if this area was under Appendix D zoning for Traditional Smartcode, the applicant's request would need to seek approval for deviation for secondary frontage setbacks. From staff review of the nearby area, there are some homes just north of the subject site with porches that encroach into their required setbacks. Based upon the earliest available public imagery these homes were existing and established prior to 2007, predating the SmartCode Ordinance, resulting in these homes being pre-existing non-conforming. Upon staff research into past variances in the nearby area, there are two properties that received variances for primary frontage setbacks of 7-feet where 15 feet were required. (Case #2602ZB023 & Case# 2409ZB127). From staff's review of the provided site plan, staff noted multiple porch entrances on the western side leading into the dwelling unit fronting 33rd Avenue indicating a potential to convert this duplex in the future to a multi-family dwelling. Approval of this variance would only be admissible to the proposed duplex use as while a multi-family dwelling use is allowed by right in T4L zoning it requires 11,360 square feet in Appendix A's district regulations. If the proposed duplex use is to be converted into a multi-family dwelling the parking will need to be relocated as to not back out into the right of way, per Appendix A, Sec VI(A)(2), and request a separate variance for lot size requirements as the subject size is only approximately 11,295 square feet in size.

Any approval should consider these conditions:

1. Approval allows for a 2-foot secondary frontage setback where 6 feet is required for the duplex use only.
2. Must comply with all current Building Codes and City of Gulfport Ordinances.
3. All protected trees to be protected and preserved Chapter 8 Article 8-5 Permits-Required.

Technical Report

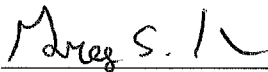
VARIANCE

DEPARTMENTAL CONDITIONS

- Engineering:** No conditions. Memo dated 3/6/26.
- Public Works:** No comment as of 3/9/26.
- Traffic and Safety:** No comment as of 3/9/26.
- Building Code Services:** Must comply with all current Building Codes and City of Gulfport Ordinances. Memo dated 3/9/26.
- GIS:** No conditions. Memo dated 3/4/26.
- Police Department:** No comment as of 3/9/26.
- Fire Department:** No conditions. Memo dated 2/25/26.
- City Arborist:** All protected trees to be protected and preserved Chapter 8 Article 8-5 Permits-Required. Memo dated 3/5/2018.
- Landscape Manager:** No conditions. Memo dated 2/26/26

DIRECTOR APPROVAL

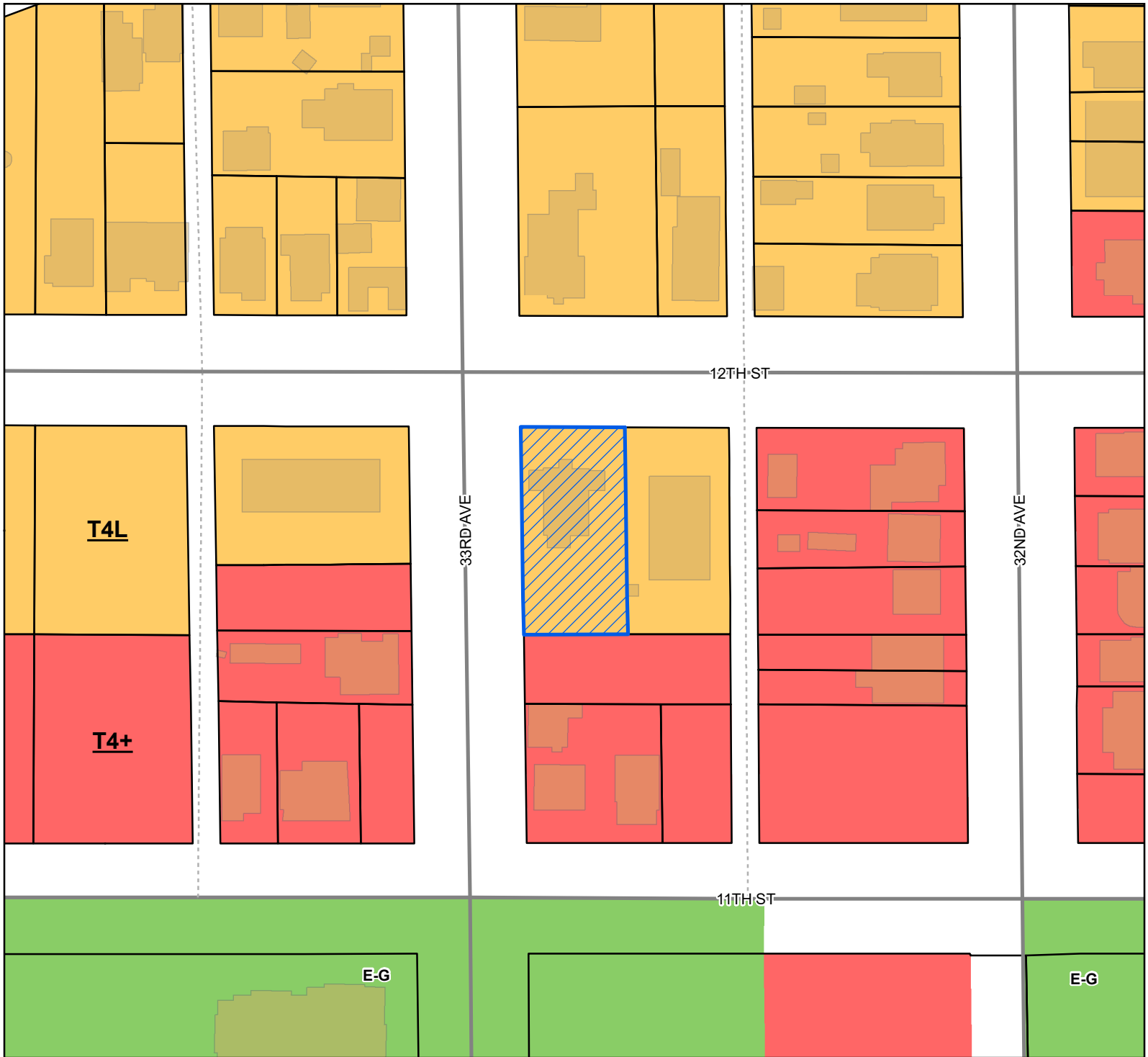
This report has been reviewed and approved by:











Greg Holmes
Director of Urban Development Department

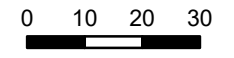
2603ZB027

Variance



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

Site Information
 0811L-03-032.000
 Zoning: T4L (General Urban Zone "Limited")
 Size: 11295.25 sqft
 Flood: X



1 inch = 100 feet



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WD 1-29-26
CASE NUMBER
260325027
R# 13680919

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

00112	-	03	-	032	.	000				-						
			-							-						
			-							-						

Property Address:

3221 12th St. Gulfport, MS 39501

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

General Description of Request: A variance to allow west side porch stoop entries to encroach four feet into the required six foot side yard setback 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, Collin Bourgeois, being owner or agent of the property 3221 12th St. Gulfport
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] 01/27/2026
Signature Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 27th day of January, 20 26

[Signature] 8-10-29
Commission Expiration

Notary Public



1. Special Conditions and Circumstances Peculiar to the Property

This property has conditions that are unique and not generally applicable to other parcels within the same zoning district.

I am requesting a narrow variance to allow west side porch stoop entries to encroach up to four feet into the required six foot side yard setback. The principal structure fully complies with all required setbacks. Only small, traditional porch stoop elements are affected.

This neighborhood and the surrounding area reflect long established historic neighborhood patterns characterized by porch oriented entries, stoops, shallow setbacks, and traditional, people-scaled architecture. Numerous nearby properties have porches and stoops located within two feet of the side property line, which is consistent with the historic streetscape pattern.

Appendix A applies to a limited number of infill parcels within this otherwise historic area and imposes suburban setback standards that do not align well with traditional infill conditions. Appendix D, which previously governed this parcel and continues to govern nearby historic blocks, allows these architectural elements by right. Given how built out and historically consistent this neighborhood is, those standards are more appropriate here.

In addition, the property contains six mature trees, including three grand live oaks, two of which are over one hundred years old. Their location and root systems further constrain where entry elements can reasonably be placed. Allowing modest porch stoop encroachments avoids unnecessary disturbance while preserving neighborhood character.

2. Conditions Not Created by the Applicant

The conditions that give rise to this variance were not created by me.

I did not establish the zoning classification, the side yard setback requirement, or the regulatory framework governing this parcel. I also did not create the location or maturity of the existing trees, all of which long predate my ownership.

The proposed porch stoops reflect long standing Gulf Coast and historic neighborhood design patterns that are common in this area and allowed by right under Appendix D. The need for this variance results solely from the application of suburban setback standards to a historic infill context.

3. Unnecessary Hardship Due to the Character of the Property

Strict application of the six foot side yard setback creates an unnecessary hardship that is directly related to the character of the property and its surroundings.

Full compliance would require encroachment into the critical root zones of mature live oaks or the elimination or significant alteration of traditional porch stoop elements that are integral to the architectural character of the building and the established streetscape.

Rigid suburban setback standards applied to historic infill neighborhood parcels disrupt rhythm, proportion, and pedestrian orientation of the neighborhood. This hardship is unique to this property due to its mature tree canopy and historic neighborhood development pattern and is not commonly shared by properties for which these standards were intended.

4. Deprivation of Rights Commonly Enjoyed in the District

A literal application of the side yard setback requirement would deprive me of development rights commonly enjoyed in comparable historic and traditional neighborhoods.

Throughout this neighborhood and nearby historic areas, porch stoops and similar architectural elements are commonly located within side yard setbacks and, in many cases, within two feet of the property line. Denying this variance would prevent development that matches the prevailing neighborhood pattern.

Without the variance, I would be forced into a building configuration that conflicts with reasonable expectations for development in a historic, traditional neighborhood.

5. No Special Privilege Conferred

Granting this variance would not confer any special privilege.

The variance is narrowly tailored and applies only to porch stoop elements, not to the principal structure. It does not increase density, alter permitted uses, or intensify development.

Approval would simply allow me to match the established neighborhood character using architectural elements that are common throughout the area and permitted by right under Appendix D just three blocks over. This variance corrects a site specific incompatibility without granting an advantage or creating an undue precedent.

6. Permissibility of the Proposed Use

The proposed residential use is permitted by right.

The variance requested is strictly dimensional and limited to porch stoop encroachments into the west side yard setback. I am not requesting a use variance or any increase in development intensity.

Additional Context

The property previously contained a long standing nuisance structure that generated more than 33 documented police calls over ~ two years. These incidents included domestic disturbances, assault, theft, and repeated drug activity.

After repeated documentation and calls to the Gulfport Police Department, a raid ultimately resulted in the discovery of methamphetamine, cocaine, and synthetic cannabinoids. The owner finally contacted us willing to sell after the raid when he was no longer receiving rent. The 1960s structure was unsafe, contaminated, and unsuitable for rehabilitation, necessitating us to remove.

My project replaces a blighted condition with historically appropriate architecture that reinforces Gulfport's traditional urban fabric in this downtown neighborhood. The design is informed by late 1800s and early 1900s Gulf Coast architectural precedents and pattern books addressing this historic, traditional neighborhood context.

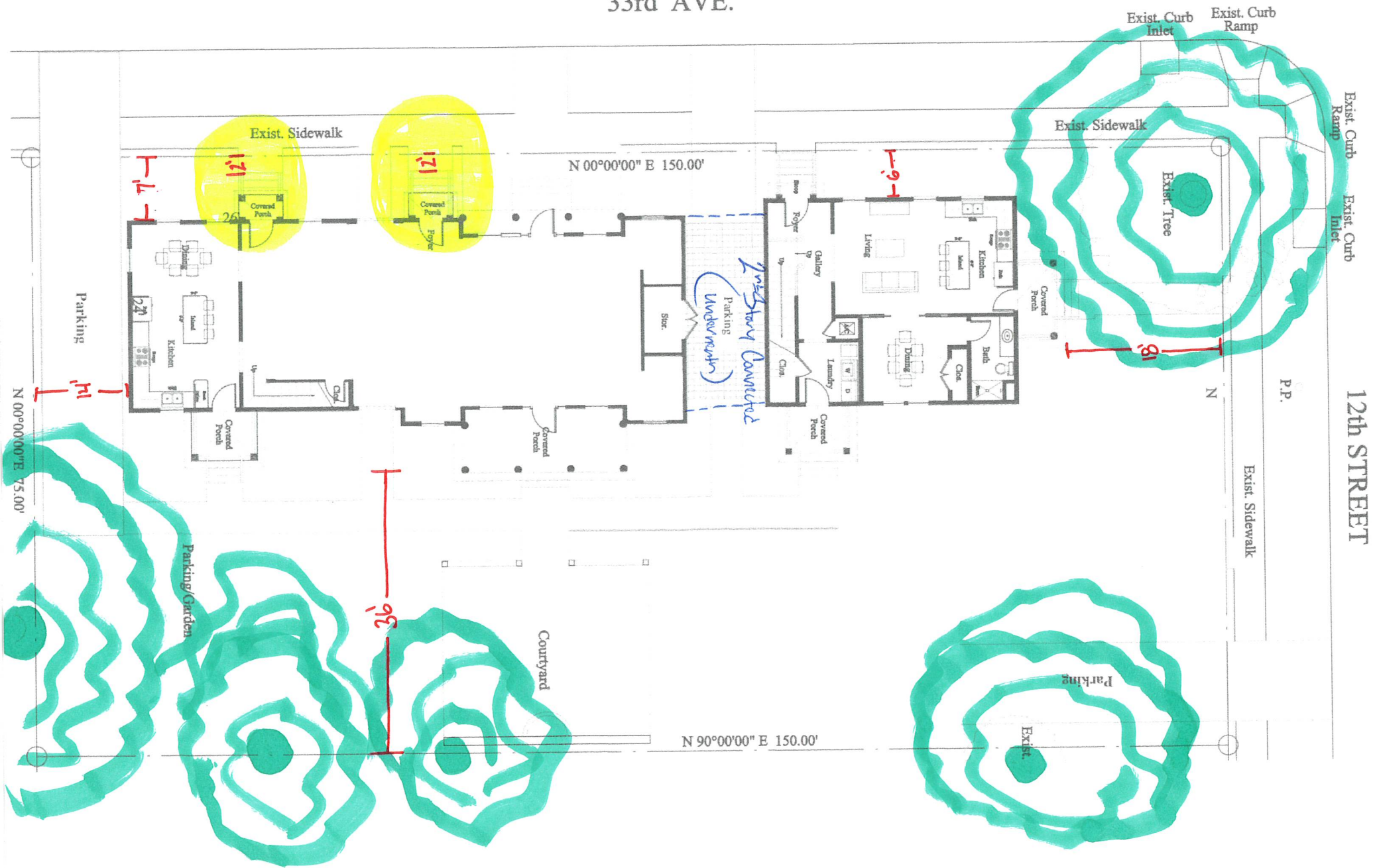
The project preserves all six existing mature trees on the property, including three grand live oaks, two of which are over one hundred years old, and avoids disturbance to their root systems. I have also made substantial landscape investments on the adjacent properties, including over 350 plants and eight 30 gallon crape myrtles along the street median.

Also, I live immediately adjacent to the site, own the surrounding properties, and actively host regular neighborhood meetings on Monday nights. The project improves public safety, supports downtown housing demand near major employment centers, and contributes to the long term stability and character of the neighborhood.

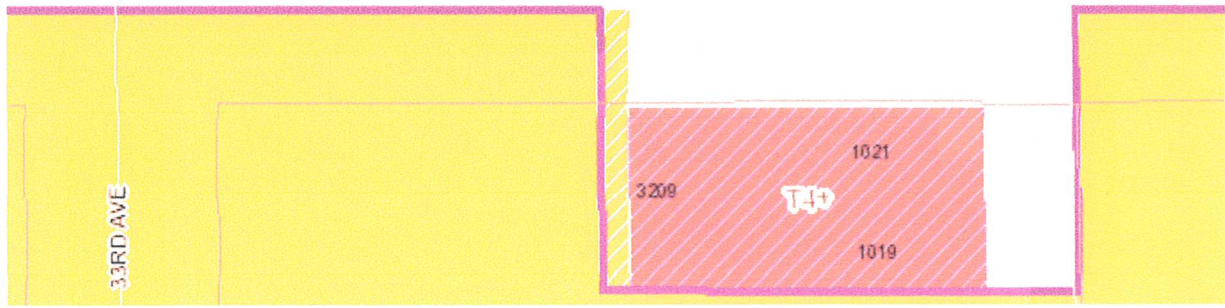
This variance request is limited, reasonable, and consistent with the intent of the zoning ordinance when applied to historic, traditional neighborhood infill. It allows architectural elements that are common in the neighborhood, protects significant natural features, and results in a building that fits comfortably within its historic context.

33rd AVE.

12th STREET



12TH ST





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.

DATA DISCLAIMER:

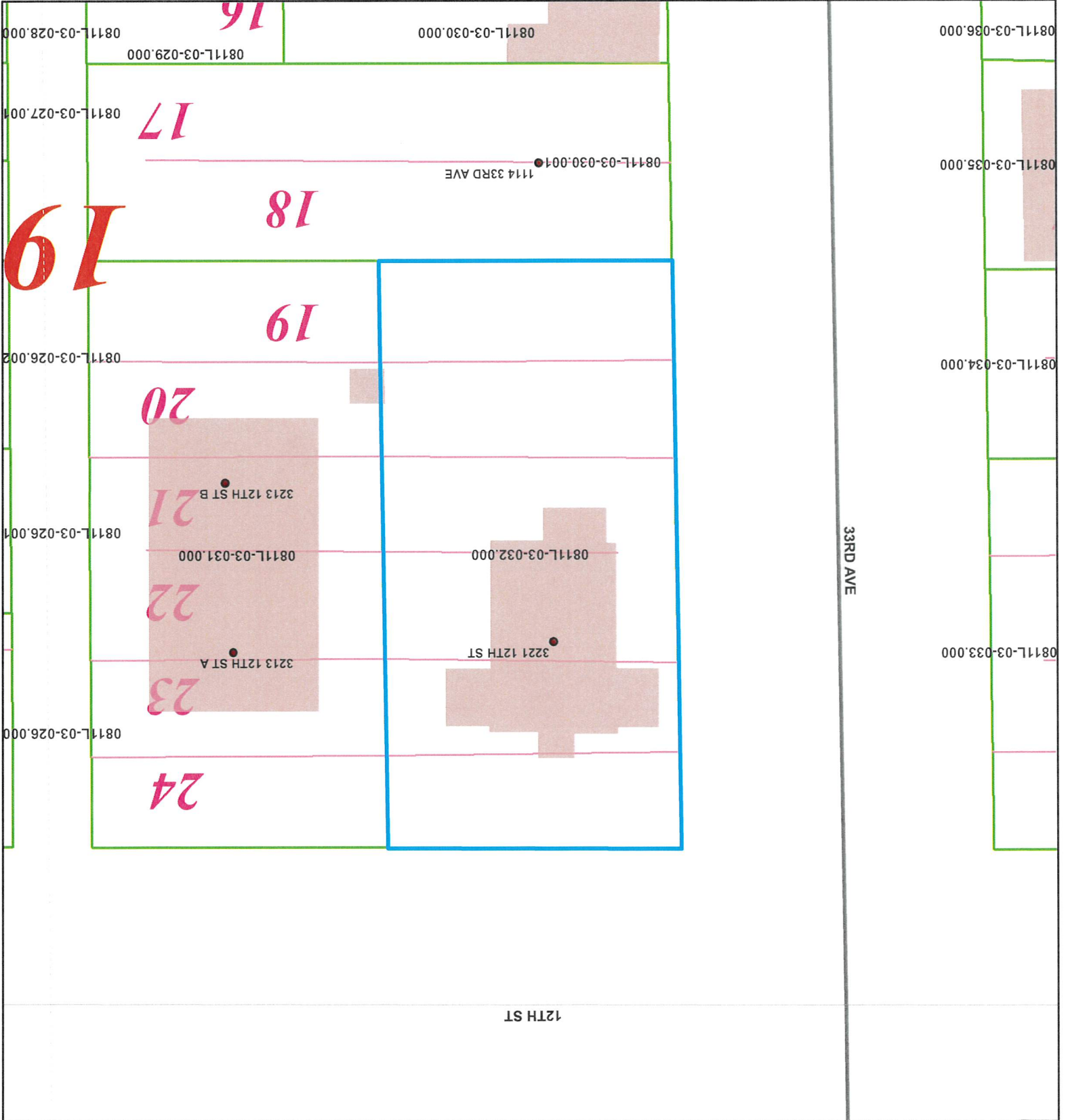
Printed 1/27/2026

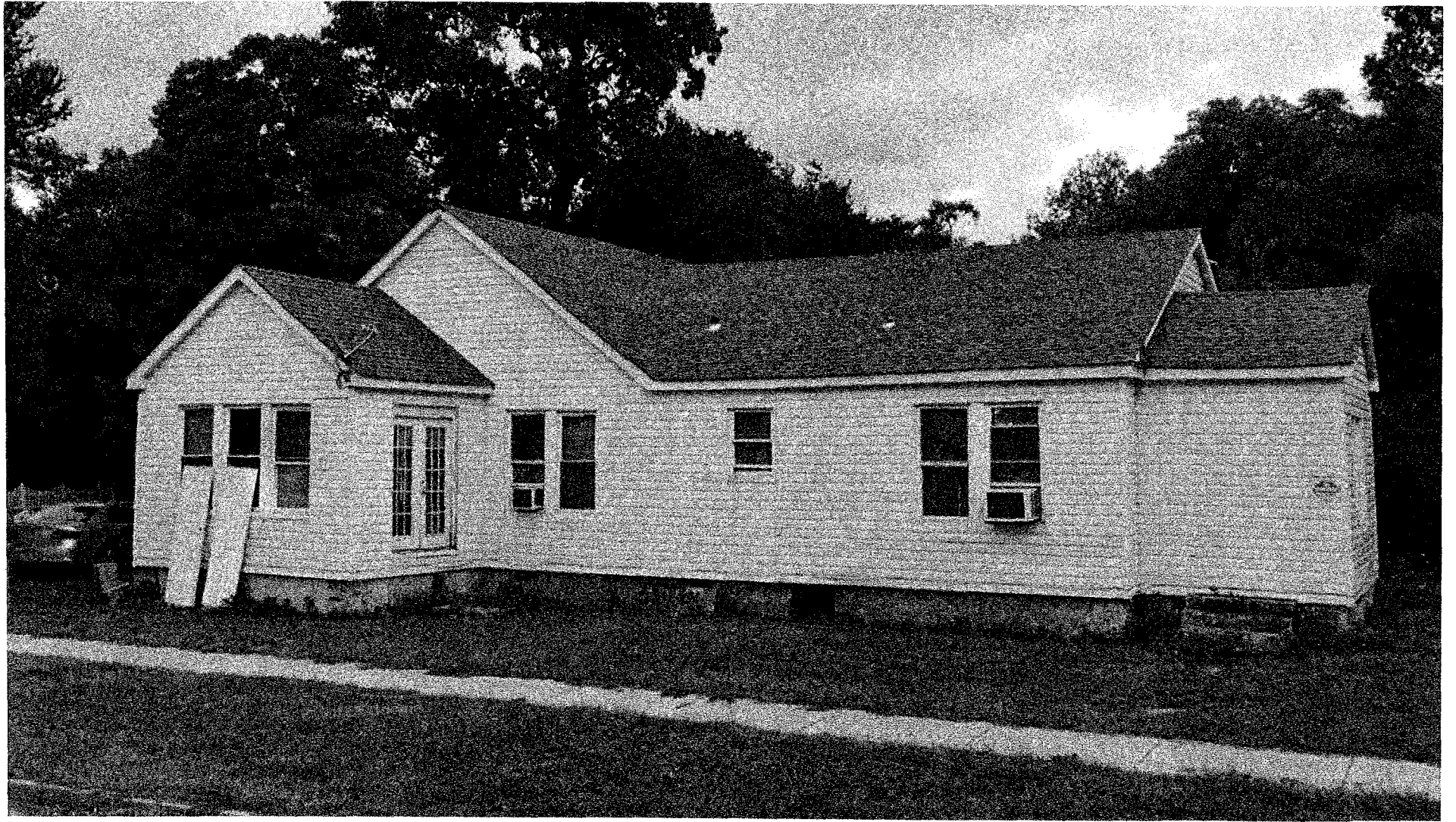


Parcels

Area Map

1 inch = 33 feet









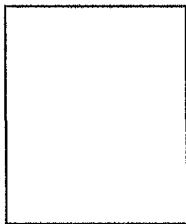
Collin Bourgeois <collin@loosdev.com>

3221 12th St. | Drug Bust on 02/06

Phillip Kincaid <pkincald@gulfport-ms.gov>
To: Collin <collin@loosdev.com>

As requested since 01/01/2023.

Report Time: 04/01/2025 09:48:08	Login ID: cog\pkincald	Jurisdiction:
Incident Number:	Call Number:	Agencies: Police, Fire, EMS
From Date: 01/01/2023 00:00:00	To Date: 04/01/2025 23:59:59	Phone Number:
Last Name:	First Name:	Location: 3221 12TH ST, GULFPORT
Plate #:	Plate State:	Include Canceled: No
Type:	Priority:	Source:
Disposition:	Unit:	Officer:
Narrative:		



Create Date/Time	Closed Date/Time	Call Type	Location
3/7/2025 20:23	03/07/2025 20:23:38	22 AREA CHECK	3221 12TH ST, GU
2/6/2025 18:40	02/06/2025 20:22:53	WARRANT MISD	3221 12TH ST, GU
7/8/2024 10:33	07/08/2024 10:40:21	DISTURB PEACE	3221 12TH ST, GU
5/19/2024 10:45	05/19/2024 10:55:00	TRESPASSING	3221 12TH ST, GU
5/19/2024 10:00	05/19/2024 10:13:56	DOMESTIC	3221 12TH ST, GU
5/18/2024 1:07	05/18/2024 01:11:35	DISORDERLY	3221 12TH ST, GU
5/18/2024 0:33	05/18/2024 00:36:05	22 AREA CHECK	3221 12TH ST, GU
5/17/2024 23:51	05/18/2024 00:14:39	ASSAULT	3221 12TH ST, GU
5/10/2024 19:40	05/10/2024 19:40:27	22 AREA CHECK	3221 12TH ST, GU
5/8/2024 13:40	05/08/2024 14:04:04	MEDICAL	3221 12TH ST, GU
5/6/2024 15:21	05/06/2024 15:30:45	MEDICAL	3221 12TH ST, GU
4/30/2024 9:04	04/30/2024 09:32:26	COMPLAINT	3221 12TH ST, GU
4/29/2024 8:52	04/29/2024 09:24:12	DISORDERLY	3221 12TH ST, GU
4/25/2024 5:09	04/25/2024 05:27:05	DISORDERLY	3221 12TH ST, GU
4/19/2024 10:48	04/19/2024 10:57:22	DISORDERLY	3221 12TH ST, GU
4/7/2024 9:39	04/07/2024 09:51:33	TRESPASSING	3221 12TH ST, GU
3/18/2024 19:02	03/18/2024 19:30:35	COMPLAINT	3221 12TH ST, GU

3/5/2024 16:18	03/05/2024 16:41:59	DOMESTIC	3221 12TH ST, GU
2/27/2024 22:06	02/27/2024 22:14:07	DISORDERLY	3221 12TH ST, GU
2/10/2024 5:40	02/10/2024 05:46:00	DISTURB PEACE	3221 12TH ST, GU
1/7/2024 10:53	01/07/2024 11:09:11	WELFARE CHECK	3221 12TH ST, GU
12/25/2023 2:34	12/25/2023 02:43:29	DISORDERLY	3221 12TH ST, GU
12/18/2023 13:53	12/18/2023 14:14:42	SUSPICIOUS	3221 12TH ST, GU
12/15/2023 12:05	12/15/2023 12:17:58	TRESPASSING	3221 12TH ST, GU
11/15/2023 12:35	11/15/2023 13:01:55	THEFT	3221 12TH ST, GU
9/17/2023 10:54	09/17/2023 11:02:08	DISORDERLY	3221 12TH ST, GU
8/5/2023 2:21	08/05/2023 02:33:46	TRESPASSING	3221 12TH ST, GU
7/9/2023 11:56	07/09/2023 13:14:37	THEFT	3221 12TH ST, GU
5/9/2023 3:05	05/09/2023 03:17:30	SUSPICIOUS	3221 12TH ST, GU
5/7/2023 11:49	05/07/2023 11:52:00	<NEW CALL>	3221 12TH ST, GU
5/7/2023 11:48	05/07/2023 12:12:20	MALICIOUS MISCH	3221 12TH ST, GU
4/7/2023 14:52	04/07/2023 15:13:52	CIVIL DISPUTE	3221 12TH ST, GU
3/22/2023 13:06	03/22/2023 13:37:01	DISORDERLY	3221 12TH ST, GU

Respectfully,

Phillip Kincaid

Commander of Operations

Gulfport Police Department

2220 15th Street

Gulfport MS, 39501

Work Phone: (228) 214-4488

Work Fax: (228) 868-5896

Email: pkincaid@gulfport-ms.gov

Website: <http://www.gulfportpolice.net/>

"You are not here merely to make a living. You are here in order to enable the world to live more amply, with greater vision, with a finer spirit of hope and achievement. You are here to impoverish yourself if you forget the errand." -- Woodrow Wilson



134th AOC

Placeholder for image

image001.png
15K



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

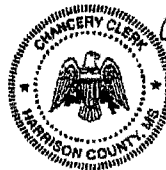
Business Type:	Limited Liability Company
Business ID:	1074451
Status:	Good Standing
Effective Date:	08/27/2015
State of Incorporation:	Mississippi
Principal Office Address:	384 Park Place Ocean Springs, MS 39564

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



Amelia Hunt 1st JUDICIAL DISTRICT
Instrument 2025-0006106-D-J1
Filed/Recorded 04/02/2025 9:32:01 AM
Total Fees 26.00
4 Pages Recorded

Prepared By and Return To:
E. FOLEY RANSON, P.A.
Post Office Box 848
Ocean Springs, MS 39566
Tel: 228-875-8770
Fax: 228-875-9989
MS Bar No. 4629
Our File No. 25-R6477

Indexing Instructions: W ½ of Lots
19-24, Block 198, Original Gulfport

Grantor:
William T. Wood, Jr. Revocable Trust
Mary Williams Wood
985 East Second Street
Pass Christian, MS 39571
Telephone: 228-669-7696

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, We, **WILLIAM T. WOOD, JR.,** Trustee of the
William T. Wood, Jr. Revocable Trust, dtd July 18, 2018 and MARY

WILLIAMS WOOD, do hereby sell, convey and warrant unto **ANCILLARY CAPITAL, LLC**, a **MISSISSIPPI LIMITED LIABILITY COMPANY**, the following described real property:

The West half (W ½) of Lots 19 to 24, inclusive, Block 198, Original Gulfport, in the City of Gulfport, First Judicial District, Harrison County, Mississippi according to the map or plat thereof on file and of record in the Office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi.

Being the same property conveyed by Quitclaim Deed from Mary Margaret Williams Wood to Mary Margaret Williams Wood and William Turner Wood, Jr. Filed of record on December 30, 1992 in Book 1231 at Page 545 in the Land Deed Records in the Office of the Chancery Clerk of Harrison County, First Judicial District, 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. When said taxes are actually determined, if the proration as of this date is incorrect, then the Grantors agree to pay to the Grantee, or its assigns, any deficit on actual proration, and likewise, the Grantee agrees to pay to the Grantors, or their 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 SIGNATURE of the undersigned on this the 31 day
of March, 2025.

WILLIAM T. WOOD, JR. REVOCABLE TRUST

BY: *William T. Wood* TRUSTEE
WILLIAM T. WOOD, JR., TRUSTEE

Mary Williams Wood
MARY WILLIAMS WOOD

STATE OF MISSISSIPPI
COUNTY OF JACKSON

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, the within named **WILLIAM T. WOOD, JR.**, who acknowledged that he is the Trustee of the **WILLIAM T. WOOD, JR. REVOCABLE TRUST**, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by the Trust so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 31 day of March, 2025.



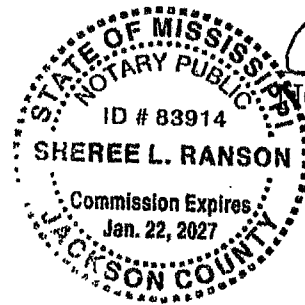
Sheree L. Ranson
NOTARY PUBLIC

My Commission Expires:
1-22-2027

STATE OF MISSISSIPPI
COUNTY OF JACKSON

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, the within named **MARY WILLIAMS WOOD** who acknowledged that she executed the above and foregoing instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 31 day of March, 2025.










Sheree L. Ranson
NOTARY PUBLIC

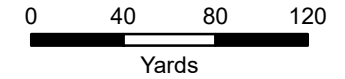
My Commission Expires:
1-22-2027

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0811L-03-032.000	ANCILLARY CAPITAL LLC (OWNER)	1114 33RD AVE	GULFPORT	MS	39501
			Adjacent Property Owners (2603ZB027)				
	20443	0811L-04-092.000	WARREN REGINA	20394 HAYES RD	LONG BEACH	MS	39560
	20456	0811L-04-081.000	TRIUNE CAPITAL MS LLC	2028 E BEN WHITE BLVD STE 240-287	AUSTIN	TX	78741
	90100	0811L-03-030.000	LVS & LCCC GP PROPERTIES LLC	11503 MAGNOLIA ESTATE LANE	GULFPORT	MS	39503
	20446	0811L-04-091.000	JH PROPERTIES LLP	1915 S 2ND AVE	CHEYENNE	WY	82007
N	20445	0811L-04-090.000	JH PROPERTIES LLP	1915 S 2ND AVE	CHEYENNE	WY	82007
	20444	0811L-04-093.000	DAIGLE DIANA M	3214 12TH ST	GULFPORT	MS	39501
	90089	0811L-03-040.000	LARSEN ALLISON	1035 TREME ST	NEW ORLEANS	LA	70116
N	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
	20479	0811L-03-031.000	ANCILLARY CAPITAL LLC	630-D WASHINGTON AVE STE 3	OCEAN SPRINGS	MS	39564
N	20457	0811L-04-082.000	TRIUNE CAPITAL MS LLC	2028 E BEN WHITE BLVD STE 240-287	AUSTIN	TX	78741
	26311	0711L-02-086.000	GULFSIDE CASINO PARTNERSHIP	POST OFFICE BOX 1600	GULFPORT	MS	39502
	20455	0811L-04-080.000	KINGSLEY PAUL	1615 WESTWARD AVE	GULFPORT	MS	39501
	90097	0811L-03-026.002	OFFERHOUSE LLC	1103 HICKORY DR	LONG BEACH	MS	39560
	89903	0811L-04-083.000	WALLACE PATRICIA	1215 33RD AVE	GULFPORT	MS	39501
	20441	0811L-04-095.000	MARTIN SASHA-MARIA	1205 32ND AVE	GULFPORT	MS	39501
	20442	0811L-04-094.000	HAWK LINDA MADDEN & THOMAS EUGENE	217 ROBINSON SPRINGS RD	FLORA	MS	39071
	20468	0811L-03-026.000	COLA GORDON WAYNE	1123 32ND AVE	GULFPORT	MS	39501
	20460	0811L-03-034.000	HA LOC V & NHUNG T TRAN	3102 DONNIE BROOK LANE	MOSS POINT	MS	39562
	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
N	20477	0811L-03-029.000	ANCILLARY CAPITAL LLC	384 PARK PLACE	OCEAN SPRINGS	MS	39564
N	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	20539	0811L-03-063.000	GULFSIDE CASINO PARTNERSHIP	PO BOX 1600	GULFPORT	MS	39502
N	90087	0811L-03-039.000	GULFSIDE CASINO PARTNERSHIP	P O BOX 1600	GULFPORT	MS	39502
N	91052	0711L-02-074.000	GULFSIDE CASINO PARTNERSHIP	POST OFFICE BOX 1600	GULFPORT	MS	39502
N	20459	0811L-03-033.000	HA LOC V & NHUNG T TRAN	3102 DONNIE BROOK LANE	MOSS POINT	MS	N
	20440	0811L-04-096.000	MAILEY ZACHARY LYLE	1209 32ND AVE	GULFPORT	MS	39501

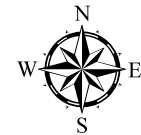


Legend

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



1 inch = 250 feet



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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	IPL0317494	Legal Ad - IPL0317494		1.0	52.0L

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:
 03/04/26 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, March 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 2603ZB026, by owner Norman Cook Jr. & Jamie Cook, seeking approval for 3,200 square foot accessory structure where 2,000 square feet is the size limit, Tax Parcel 0807K-01-013.002, 13317 Twin Drive, Zoned R-1-15 (Single-family), Ward 7

Variance 2603ZB027, by owner Ancillary Capital LLC, seeking approval for a 2-foot secondary frontage setback where 6 feet is required for a duplex use, Tax Parcel 0811L-03-032.000, Zoned T4L (General Urban Zone "Limited"), Ward 2

Variance 2604ZB035, by agent Christopher Walker, seeking approval for an additional 11,800 square feet for a proposed accessory structure where the size limit is 2,000 square feet, Tax Parcel 0707O-01-015.000, 13348 John Clark Road, Zoned R-1-15 (Single-family), Ward 7

This the 25th day of February 2026
 Nathan Boddie, Chairman
 City of Gulfport Zoning Board of Adjustment and Appeals
 IPL0317494
 Mar 4 2026

[Print Tearsheet Link](#)

[Marketplace Link](#)

Amanda Rodela



Amanda Rodela

Sherry J Chasteen



Sworn to and subscribed before me on

Mar 4, 2026, 9:56 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, March 19, 2026

Variance 2604ZB035: Variance 2604ZB035, by agent Christopher Walker, seeking approval for an additional 11,800 square feet for a proposed accessory structure where the size limit is 2,000 square feet, Tax Parcel 07070-01-015.000, 13348 John Clark Road, Zoned R-1-15 (Single-family), Ward 7

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2604ZB035

Hearing Date: March 19, 2026

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

Legal: Variance 2604ZB035, by agent Christopher Walker, seeking approval for an additional 11,800 square feet for a proposed accessory structure where the size limit is 2,000 square feet, Tax Parcel 0707O-01-015.000, 13348 John Clark Road, Zoned R-1-15 (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 is seeking approval to construct a 12,000 square-foot accessory structure, for training personal dogs alongside an existing 1,800 accessory structure. Current accessory structure ordinance allows for a maximum of 2,000 square-feet for accessory structures on a property one acre or more.

- (a) The applicant notes in their application that the owners "train and compete personal dogs in competitions across the country." The applicant's response does not answer how the special conditions or circumstances that are particular to the land, structure, or building involved exist that would not be applicable to other lands, structures, or buildings in the same district. The subject site is approximately 9.1 acres and already contains an accessory structure reported, by the applicant, to be 1,800 square feet in size. The current accessory structure ordinance allows for two accessory structures on residential properties, so long as their combined square footage does not exceed 2,000 square feet. The applicant's request for a 12,000 square-foot accessory structure would have required a variance request even if the existing accessory structure were to be removed.
- (b) The applicant states in their application: "Landowner owns 9.5 acres, there is ample property to accommodate this structure." The applicant's statement does not explain how any special conditions or circumstances did not result from the actions of the applicant. Upon staff review, there is no provided or stated hardship and the circumstances of this case result from the applicant's request to construct an accessory structure larger than what ordinance allows.
- (c) The applicant does not address whether an unnecessary hardship is created by the physical character of the property. While an amendment to the accessory structure ordinance would offer a solution, it would not be site specific. The applicant's request to construct a 12,000 square-foot accessory structure along side an existing 1,800 square-foot accessory structure where ordinance requires the total square footage of accessory structures to not exceed 2,000 square-feet is the apparent cause for their hardship.
- (d) The applicant states in their application that "not being able to construct more than one structure other than the dwelling on a parcel of property that is suitable to contain more structure while maintaining a safe homestead." Despite the applicant's claim, the accessory structure ordinance does allow for more structures than the primary structure (i.e. the single-family home) to be constructed, so long as they do not exceed the allowable combined square footage and the total number for residential properties. Where the ordinance is preventing the applicant's request is due to the requested size of 12,000 square-feet, alongside the existing 1,800 square-foot accessory structure being over the allowable combined square footage of 2,000 square-feet.
- (e) The applicant claims in their application that granting the variance should not grant any special privileges that would be denied to others in the same district. Upon staff review of the surrounding area, staff could not find any accessory structures that are similar the applicant's requested size or match the intensity of the square-footage. The closest from staff's review of the surrounding area is an accessory structure south of the subject site that, while is over the allowable square footage, is approximately a third of the size of the structure proposed by the applicant and has been existing in this area prior to 2007 according to the earliest public imagery. Despite the applicant's claims, granting this variance would confer special privileges that others would be denied by the current accessory structure ordinance.

Technical Report

VARIANCE

- (f) The property is zoned R-1-15, and an accessory structure alongside a single-family home is allowed by right.

EXECUTIVE SUMMARY

The applicant is seeking approval for an accessory structure variance of 11,200 square-feet in order to construct a 12,000 square foot accessory structure along side an existing 1,800 square foot accessory structure, where the ordinance requires the total combined square footage of accessory structures not to exceed 2,000 square feet. The applicant notes in their application that the owners "train and compete personal dogs in competitions across the country." The applicant's response does not answer how the special conditions or circumstances that are particular to the land, structure, or building involved exist that would not be applicable to other lands, structures, or buildings in the same district. The subject site is approximately 9.1 acres and already contains an accessory structure reported by the applicant to be 1,800 square feet in size. The current accessory structure ordinance allows for two accessory structures on residential properties, so long as their combined square footage does not exceed 2,000 square feet. The applicant's request for a 12,000 square-foot accessory structure would have required a variance request even if the existing accessory structure were to be removed. The applicant states in their application "Landowner owns 9.5 acres, there is ample property to accommodate this structure." The applicant's statement does not explain how any special conditions or circumstances did not result from the actions of the applicant. In addition, the applicant does not address whether an unnecessary hardship is created by the physical character of the property. Upon staff review, there is no provided or stated hardship and the circumstances of this case result from the applicant's request to construct an accessory structure larger than what ordinance allows. Where the ordinance is preventing the applicant's request is due to the requested size of 12,000 square-foot, alongside the existing 1,800 square-foot accessory structure, being over the allowable combined square footage of 2,000 square-feet. While an amendment to the accessory structure ordinance would offer a solution, it would not be site specific. The accessory structure ordinance was last amended in 2024 to increase the allowable total squarefootage for accessory structures on properties once acre or more from 1,000 square feet to 2,000 square feet, alongside increasing the number of allowed accessory structures from 1 to 2. (Case# 2301PC008) The applicant claims in their application that granting the variance should not grant any special privileges that would be denied to others in the same district. Upon staff review of the surrounding area, staff could not find any accessory structures that are similar the applicant's requested size or match the intensity of the square-footage. The closest from staff's review of the surrounding area is an accessory structure south of the subject site that, while is over the allowable square footage, is approximately a third of the size of the structure proposed by the applicant and has existed in this area prior to 2007 according to the earliest public imagery. From staff's review of the subject site, staff noted the existing house is approximately 3,790 square-feet in size, nearly one-third the size of the proposed accessory structure. Despite the applicant's claims, granting this variance would confer special privileges that others would be denied by the current accessory structure ordinance.

Technical Report

VARIANCE

Any approval should consider these conditions:

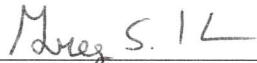
1. Approval allows for a 12,000 square-foot accessory structure to be constructed alongside an existing 1,800 square-foot accessory structure where the maximum total squarefootage allowed is 2,000 square feet.
2. Must comply with all current Building Codes and City of Gulfport Ordinances

DEPARTMENTAL CONDITIONS

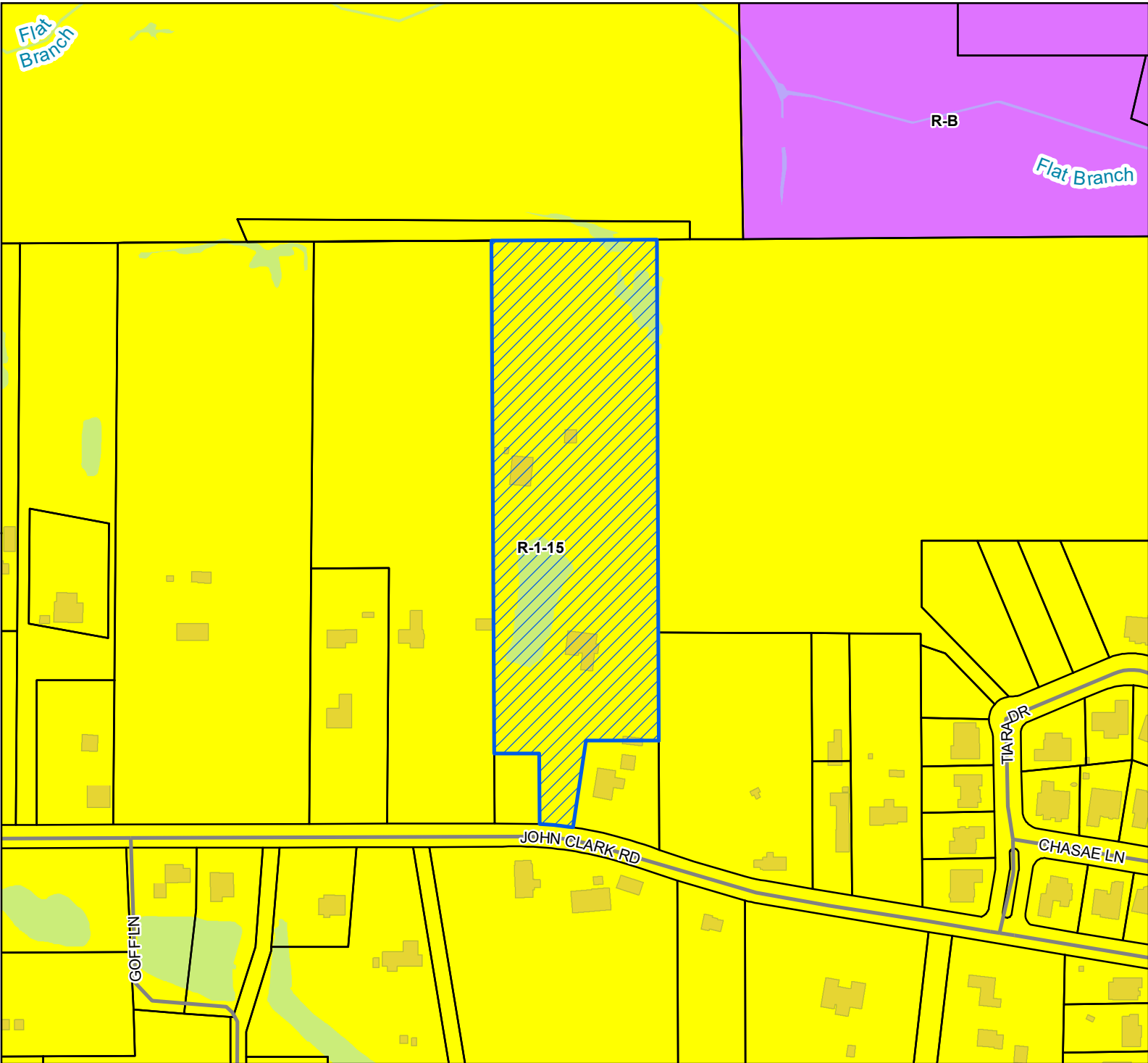
<u>Engineering:</u>	No conditions. Memo dated 3/6/26.
<u>Public Works:</u>	No comment as of 3/9/26.
<u>Traffic and Safety:</u>	No comment as of 3/9/26.
<u>Building Code Services:</u>	Must comply with all current Building Codes and City of Gulfport Ordinances. Memo dated 3/9/26.
<u>GIS:</u>	No conditions. Memo dated 3/4/26.
<u>Police Department:</u>	No comment as of 3/9/26.
<u>Fire Department:</u>	No conditions. Memo dated 2/25/26.
<u>City Arborist:</u>	No conditions. Memo dated 3/6/26.
<u>Landscape Manager:</u>	No conditions. Memo dated 2/26/26

DIRECTOR APPROVAL

This report has been reviewed and approved by:

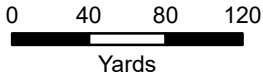


Greg Holmes
Director of Urban Development Department



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

Site Information
 07070-01-015.000
 Zoning: R-1-15 (Single Family)
 Size: 9.1 acres
 Flood: X, AE



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.



Designation of Agent

I, Clifton Switzer
PRINT NAME, being property owner of 13248 John Claes Road
PRIMARY ADDRESS OR PARCEL which is the subject of this application hereby authorize Christopher C. Walker
PRINT NAME to act as my representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

[Signature] _____ 2/3/2026 _____
Signature Da

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 3rd day of February, 20 26

[Signature]
Notary Public

12/13/2029
Commission Expiration

★ STATE OF MISSISSIPPI ★
REGINA M. SHIPTON, NOTARY PUBLIC
HARRISON COUNTY
MY COMMISSION EXPIRES DECEMBER 13, 2029
COMMISSION NUMBER 122408



Covenant Affidavit

I, Clifton T. Switzer, being owner or agent of the property 13348 John Clark Rd.
Patrysha Switzer PRIMA LAME 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.

Clifton T. Switzer
Signature Patrysha Switzer

02/03/2026
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 3rd day of February, 2026

Regina M. Shipton
Notary Public

12/13/2029
Commission Expiration

★ STATE OF MISSISSIPPI ★
REGINA M. SHIPTON, NOTARY PUBLIC
HARRISON COUNTY
MY COMMISSION EXPIRES DECEMBER 13, 2029
COMMISSION NUMBER 122408

1. Landowner trains + competes personal dogs in Competitions around the Country.

2. Landowner owns 9.5 Acres, There is ample property to accommodate this structure.

3. Landowner will have to travel a long distance to be able to properly train her dogs in a setting that is applicable to the environment comparable to the competition setting.

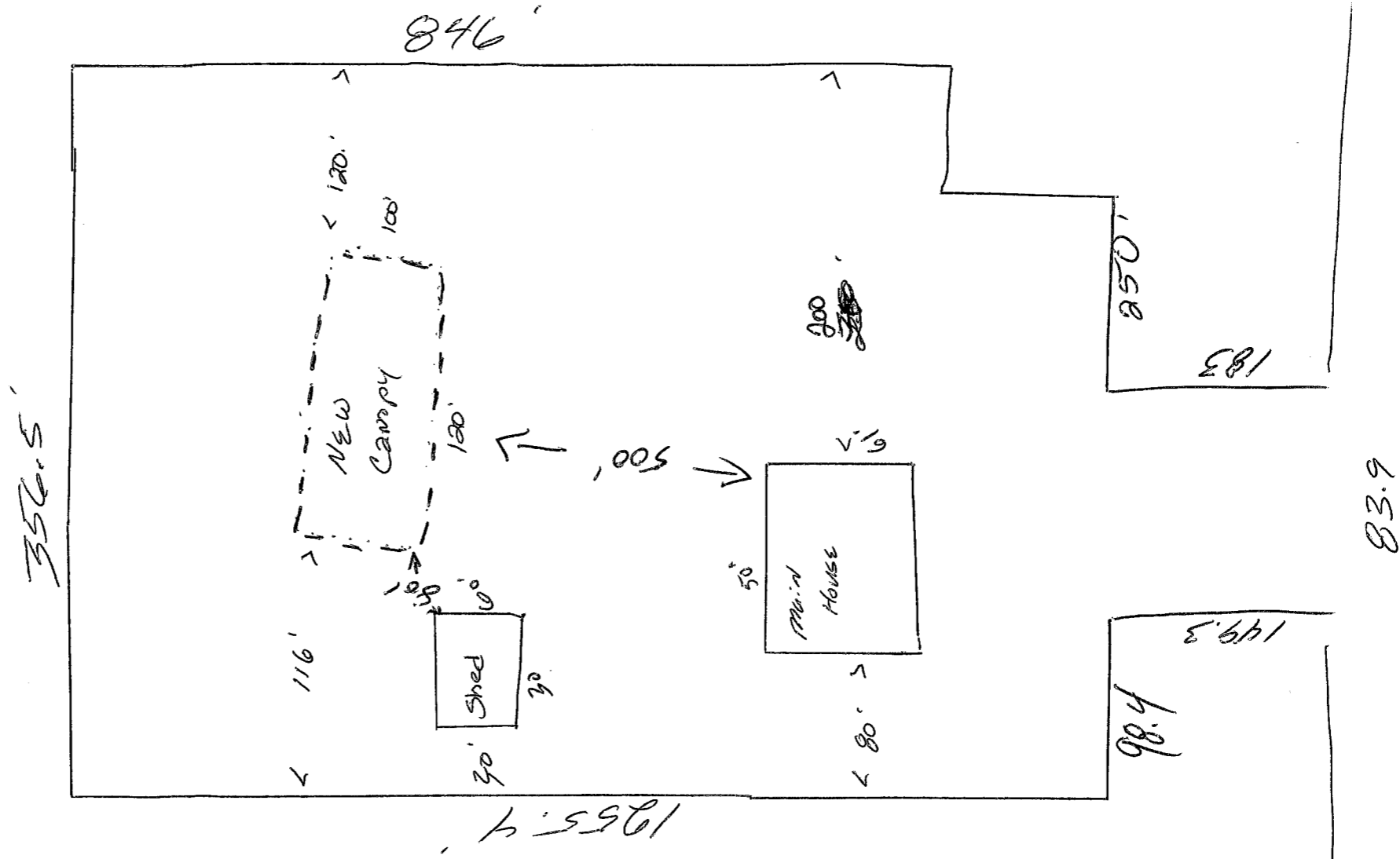
4. Not being able to construct more than one structure other than for dwelling on a parcel of property that is suitable to contain more structures while maintaining a safe Homestead.

5. The variance should not confer any special privileges to others who own + live on comparable size properties.

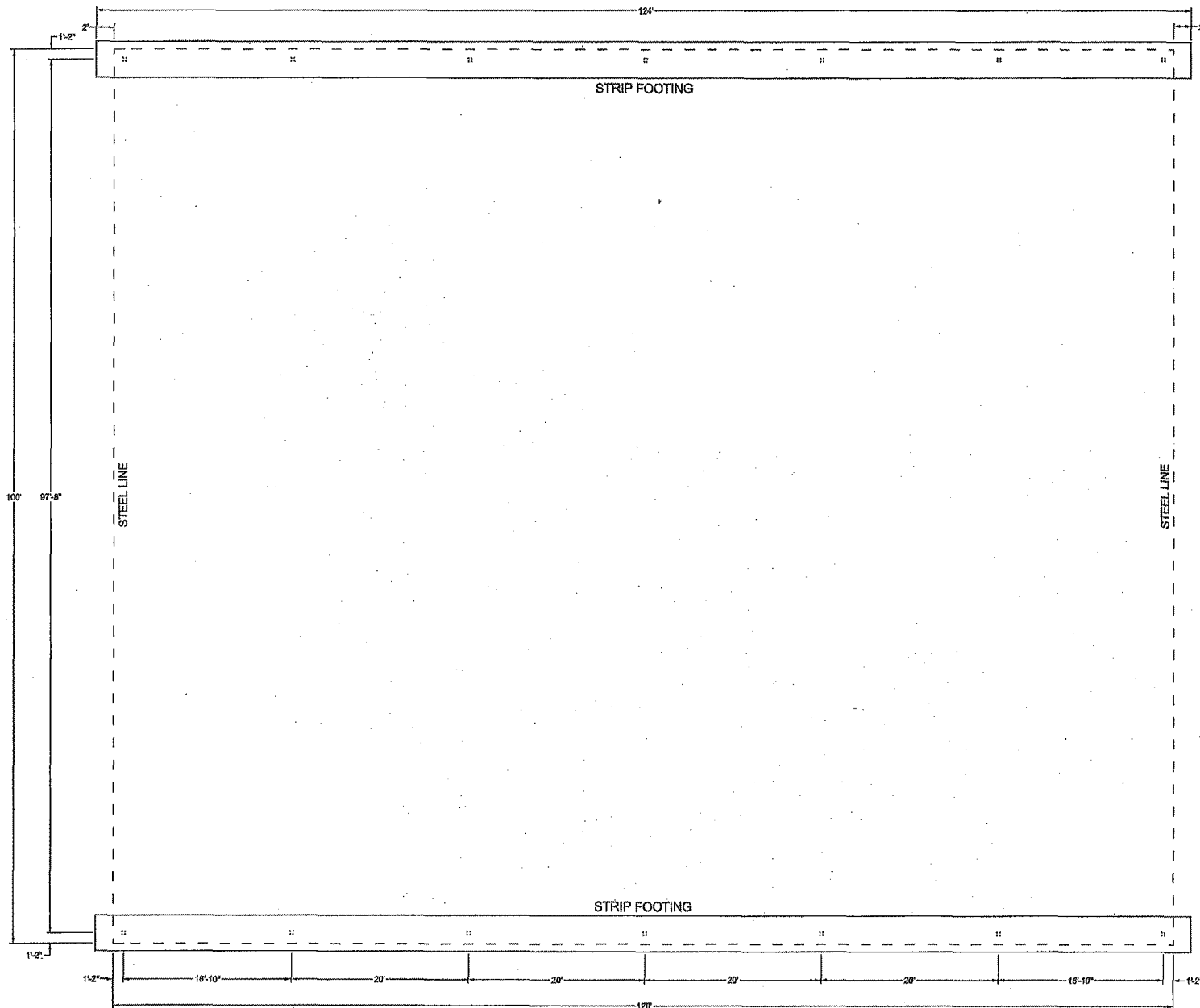
6. A landowner should be able to use property they own for personal use if it does not impede or obstruct the property adjacent to it.

* 7. This structure is being for personal use of training their own personal animals.

13348 John Clark Road
M & F Family SW, TREE
Parcel # 07070-01-015-000



John Clark Road



CARLTON M GIBBS, PE
 401 OLD UNION ROAD
 ADEL, GA, 31620



www.phillipsbuildingsupply.com
 steve @ pbsgpt.com

Phone: (228) 831-3655
 Fax: (228) 831-3658
 Highway 49 North
 Gulfport, MS 39503

DESIGNER:
CARLTON M GIBBS

DRAFTSMAN:
JACK W MILLSAP

SCALE:
NTS

SALESMAN:
RYAN GRAFF

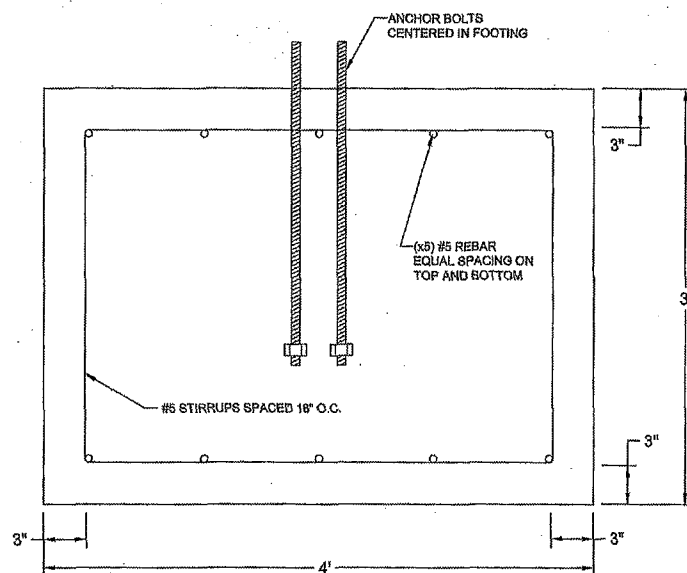
DATE:
1/27/2026

PLAN:
PLAN VIEW

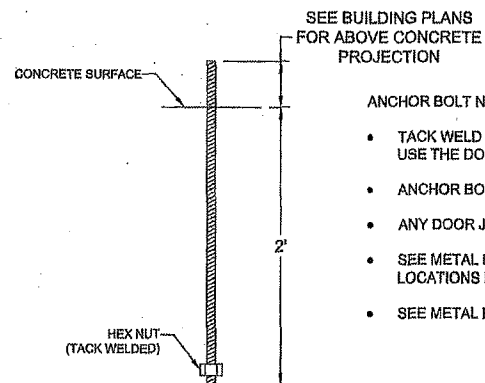
PHILLIPS METAL PRODUCTS
 GULFPORT, MS

JOB ID:
CMG-1054

SHEET:
2 of 4



STRIP FOOTING DETAIL



ANCHOR BOLT DETAIL

ANCHOR BOLT NOTES:

- TACK WELD HEX NUT TO ANCHOR BOLT OR ELSE USE THE DOUBLE NUT METHOD
- ANCHOR BOLTS SHALL BE ASTM F1554 GR36
- ANY DOOR JAMB BOLTS ARE BY OTHERS
- SEE METAL BUILDING PLANS FOR EXACT BOLT LOCATIONS RELATIVE TO THE STEEL LINE
- SEE METAL BUILDING PLANS FOR BOLT SIZES

CARLTON M GIBBS, PE
401 OLD UNION ROAD
ADEL, GA, 31620



www.phillipsbuildingsupply.com
steve @ pbsgpt.com

Phone: (228) 831-3655
Fax: (228) 831-3658
Highway 49 North
Gulfport, MS 39503

DESIGNER:
CARLTON M GIBBS

DRAFTSMAN:
JACK W MILLSAP

SCALE:
NTS

SALESMAN:
RYAN GRAFF

DATE:
1/27/2026

PLAN:
DETAIL PAGE

PHILLIPS METAL PRODUCTS
GULFPORT, MS

JOB ID:
CMG-1054

SHEET: 3 of 4

GENERAL NOTES:

- ALL FOUNDATION WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH IBC 2024.
- ALL CONCRETE IS TO BE 3,000 PSI NORMAL WEIGHT CONCRETE.
- ALL REINFORCING BARS THAT DO NOT REQUIRE WELDING SHALL CONFORM TO ASTM-615, GRADE 60. ALL REINFORCING BARS THAT ARE TO BE WELDED SHALL CONFORM TO ASTM A706, GRADE 60. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.
- ALL REINFORCING BARS THAT REQUIRE A SPLICE SHALL BE LAPPED A MINIMUM OF 3 FEET
- THE SOIL PROPERTIES ARE ASSUMED TO BE AS SHOWN IN THE SOIL PROPERTIES TABLE. SHOULD THE GEOTECHNICAL REPORT PRODUCE SOIL PROPERTIES SHOWING THE ASSUMED VALUES TO BE INSUFFICIENT, THE CONTRACTOR SHALL CONSULT THE GEOTECHNICAL ENGINEER.
- FIBER MESH IS AN APPROPRIATE SUBSTITUTION FOR THE WELDED WIRE FABRIC REINFORCEMENT USED IN THE SLAB. THE CONTRACTOR MUST CONSULT THE MANUFACTURERS FOR EXACT SPECIFICATIONS AND DOSAGE REQUIREMENTS GIVEN FOR THE PRODUCT USED.
- CONTROL JOINTS SHALL BE ADDED TO THE SLAB AT A SPACING OF 15 FT BUT SHALL NOT BE CUT AT A DEPTH TO SEVER THE WELDED WIRE FABRIC IF USED.
- ALL ANCHOR RODS ARE TO CONFORM TO THE MATERIAL PROPERTIES OF ASTM F1554 GRADE 36 STEEL
- A VAPOR BARRIER SHALL BE INSTALLED UNDERNEATH THE SLAB CONSISTING OF A 4" LAYER OF SAND OR #57 STONE COVERED BY LAYER OF 6 MIL MINIMUM POLYETHYLENE WITH JOINTS LAPPED NOT LESS THAN 6" AND SEALED.
- ALL CONCRETE SHALL BE MIXED UNTIL THERE IS A UNIFORM DISTRIBUTION OF MATERIALS IN ACCORDANCE WITH ACI 318.
- ALL REINFORCEMENT IN THE SLAB AND FOOTINGS INCLUDING WELDED WIRE FABRIC SHALL NOT FOR ANY REASON BE CUT PRIOR, DURING, OR AFTER CONSTRUCTION AS THIS PROVIDES STRUCTURAL STABILITY FOR THE BUILDING.
- MAINTAIN 3" MINIMUM CLEARANCE FOR ALL REBAR AND ANCHOR BOLTS UNLESS OTHERWISE STATED.
- ALL FILL MATERIAL SHALL CONSIST OF SOIL WITH NO MORE THAN 10% OF THE PARTICLES PASSING A #200 SIEVE AND SHALL BE FREE OF VEGETATION, ORGANIC MATERIAL, CONSTRUCTION DEBRIS, LARGE ROCKS, AND ALL FOREIGN MATERIALS.
- PRIOR TO CONSTRUCTION, ALL VEGETATION, STUMPS, ROOTS, FOREIGN MATERIAL, AND SURFICIAL TOP SOIL SHALL BE REMOVED FROM THE AREA UNDER THE FOUNDATION AND TO A MINIMUM DISTANCE OF 5 FEET BEYOND THE LIMITS OF THE PROPOSED BUILDING. AFTER THIS STRIPPING AND CLEARING HAS BEEN COMPLETED, THE EXPOSED NATURAL SOILS SHALL BE COMPACTED TO 95% OF THE MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557.
- ALL FILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED 8 INCHES AND SHALL BE COMPACTED TO 95% OF THE MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557.
- AFTER EXCAVATION OF THE FULLY COMPACTED FILL MATERIAL TO THE PLANNED FOUNDATION LEVELS, ALL SOILS AT THE BEARING LEVEL SHALL BE COMPACTED TO 95% OF THE MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557. IF BACKFILLING IS REQUIRED IN THE FOUNDATION EXCAVATIONS, THE FILL SHALL BE PLACED IN LIFTS NOT TO EXCEED 6 INCHES.
- IF "PUMPING" OF THE NEAR SURFACE SOILS OR FILL MATERIAL OCCURS DURING THE CONSTRUCTION, WHICH RESULTS IN STRENGTH LOSS OF THE SUBSEQUENT SOIL, WORK SHALL BE TERMINATED IN THESE AREAS AND THE DISTURBED SOILS REMOVED. AFTER REMOVAL OF THESE SOILS, FILL MATERIAL WHICH HAS A WATER CONTENT OF NOT MORE THAN 10% SHALL BE REPLACED AND COMPACTED. IN LIEU OF REMOVING THE DISTURBED SOILS, THE EXCESS MOISTURE MAY BE ALLOWED TO DISSIPATE AND THE SOIL RE-COMPACTED.
- GROUNDWATER LEVELS SHALL BE CONTROLLED TO A MINIMUM OF 2 FEET BELOW THE CONSTRUCTION LEVEL. GROUNDWATER ELEVATIONS MAY FLUCTUATE DURING CONSTRUCTION; THEREFORE, TEMPORARY DE-WATERING MAY BE NECESSARY TO CONTROL THE GROUNDWATER LEVELS.

SOIL PROPERTIES TABLE	
BEARING CAPACITY: q_n	2000 PSF
ANGLE OF INTERNAL FRICTION: ϕ	28°
SOIL DENSITY: γ	110 LB/FT ³
FRICTION COEFFICIENT: μ	0.45

CARLTON M GIBBS, PE
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ADEL, GA, 31620



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Highway 49 North
Gulfport, MS 39503

DESIGNER:

CARLTON M GIBBS

DRAFTSMAN:

JACK W MILLSAP

SCALE:

NTS

DATE:

1/27/2026

PLAN:

GENERAL NOTES

PHILLIPS METAL PRODUCTS
GULFPORT, MS

JOB ID:

CMG-1054

SHEET:

4 of 4



Angela Hund 1st JUDICIAL DISTRICT
Instrument 2025-0015938-D-J1
Filed/Recorded 07/28/2025 2:51:02 PM
Total Fees 26.00
3 Pages Recorded

Indexing: 9.45 acres in NE ¼ of SW ¼ of Sec. 32-6-11

STATE OF MISSISSIPPI

COUNTY OF HARRISON

FIRST JUDICIAL DISTRICT

Prepared by and return to:

David B. Estes

MS Bar No. 101404

Integrity Land Title, LLC

1806 23rd Avenue, Suite A

Gulfport, MS 39501

(228)896-8962

File#5433

WARRANTY DEED

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

**PATRICIA LYNN MORAN
13389 JOHN CLARK ROAD
GULFPORT, MS 39503
(228)234-5664**

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

**CLIFTON T. SWITZER, JR. AND WIFE, PATRYSHA SWITZER
AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS
TENANTS IN COMMON
13348 JOHN CLARK RD.
GULFPORT, MS 39503
(228)860-6300**

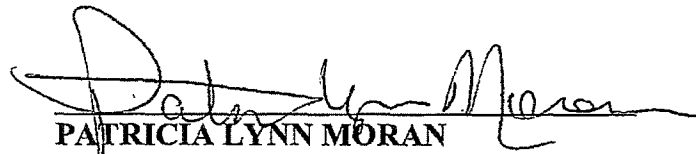
the following described land together with all improvements thereon located in First Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit:

SEE EXHIBIT "A"

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

TAXES for the year 2025 are hereby prorated and the same are hereby assumed by the Grantee herein. It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and that when said taxes are actually determined, if the proration as of this date is incorrect, the parties herein agree to pay on a basis of an actual proration. All subsequent years' taxes are specifically assumed by Grantee herein.

WITNESS my signature this the 28th day of July, 2025.


PATRICIA LYNN MORAN

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state on this the 28th day of July, 2025 within my jurisdiction, the within named **PATRICIA LYNN MORAN**, who acknowledged that she executed the above and foregoing instrument.


NOTARY PUBLIC

(SEAL)

My Commission Expires:



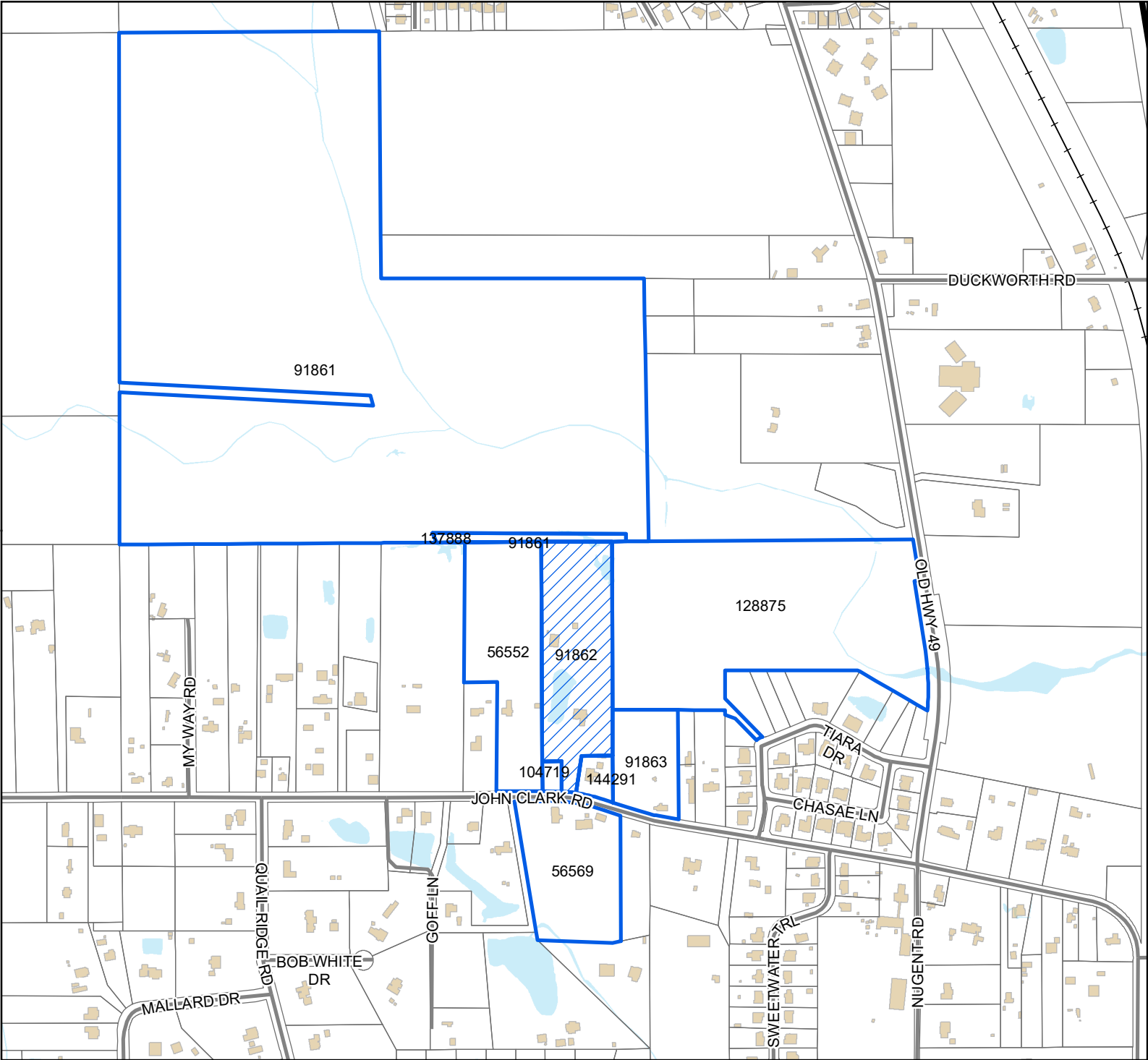
EXHIBIT "A"

PARCEL "B":







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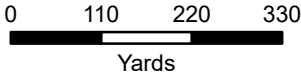
COMMENCING AT A 3/4" IRON PIPE FOUND BY A T POST AT THE SOUTHWEST CORNER OF LOT 6, CHASEWOOD S/D AS PER RECORD PLAT LOCATED AT PLAT BOOK 47, PAGE 19; THENCE PROCEED ALONG THE MONUMENTED COMMON PROPERTY LINE OF MORAN AND FORMERLY STEWART PROPERTY AS DIVIDED BY H.A. CAMPBELL RECORDED AT DEED BOOK 520, PAGE 499 SOUTH 00°57'03" EAST (GRID BEARINGS CITED HEREIN, MS EAST ZONE) FOR A DISTANCE OF 234.23' TO A 1/2" IRON ROD SET WITH A CAP; THENCE PROCEED WEST FOR A DISTANCE OF 150.81' TO A 1/2" IRON ROD SET WITH CAP; THENCE PROCEED SOUTH 09°32'03" WEST FOR A DISTANCE OF 182.96' TO A 1/2" IRON ROD SET WITH CAP ON THE MONUMENTED NORTH MARGIN OF JOHN CLARK ROAD, SAID POINT BEING A NON-TANGENT POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 616.48', A CHORD DIRECTION AND DISTANCE OF NORTH 83°59'59" WEST FOR 83.86'; THENCE PROCEED ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 83.92' TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF A 0.32 ACRE PARCEL TO JIMMY MORAN DESCRIBED AT DEED BOOK 1423/ PAGE 535; THENCE CONTINUE ALONG SAID CURVE TO THE LEFT ALONG SAID NORTH MARGIN HAVING A CHORD DIRECTION AND DISTANCE OF NORTH 89°27'56" WEST FOR 20.37'; THENCE ALONG SAID ARC 20.37' TO A POINT OF TANGENCY AT A 1/2" IRON ROD FOUND; THENCE PROCEED ALONG SAID NORTH MARGIN NORTH 89°48'33" WEST FOR A DISTANCE OF 78.01' TO A 1/2" IRON ROD FOUND 1.4' WEST OF A FENCE INTERSECTION; THENCE PROCEED LEAVING SAID MARGIN AND ALONG COMMON PROPERTY LINE OF GILBERT NORTH 00°06'35" EAST FOR A DISTANCE OF 141.01' TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF PREVIOUSLY MENTIONED PARCEL TO JIMMY MORAN BEING 1.1' WEST OF SAID FENCELINE; THENCE PROCEED NORTH 00°08'52" EAST FOLLOWING SAID PROPERTY LINE FOR A DISTANCE OF 1086.43' TO A 1/2" IRON ROD FOUND IN A FENCELINE ON THE MONUMENTED NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 11 WEST; THENCE PROCEED ALONG SAID NORTH LINE SOUTH 89°20'36" EAST FOR A DISTANCE OF 356.48' TO A BENT 1/2" IRON ROD FOUND +/- 6.5' EAST OF A FENCELINE BEING AT THE NORTHWEST CORNER OF LOT 6, CHASEWOOD SUBDIVISION; THENCE PROCEED ALONG THE WEST LINE OF SAID LOT SOUTH 00°02'11" WEST FOR A DISTANCE OF 817.95' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 9.45 ACRES, APPROXIMATELY.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		07070-01-015.000	CLIFTON & PATRYSHA SWITZER (OWNER)	13348 JOHN CLARK RD	GULFPORT	MS	39503
			CHRISTOPHER WALKER (AGENT)	P.O BOX 7409	D'IBERVILLE	MS	39540
			Adjacent Property Owners (2604ZB035)				
	91862	07070-01-015.000	MORAN PATRICIA LYNN	13348 JOHN CLARK RD	GULFPORT	MS	39503
	91863	07070-01-017.000	WARREN BARBARA J -EST-	13308 JOHN CLARK RD	GULFPORT	MS	39503
	104719	07070-01-016.000	MORAN JIMMY ROY -EST-	13348 JOHN CLARK RD	GULFPORT	MS	39503
	56552	07070-01-014.000	GILBERT ANNIE B -L/E-	13388 JOHN CLARK RD	GULFPORT	MS	39503
	56569	07070-01-019.000	PARKS ROBERT K & BARBARA L	13363 JOHN CLARK RD	GULFPORT	MS	39503
	137888	0707 -32-056.002	HARRISON CO UTILITY AUTH	PO BOX 2409	GULFPORT	MS	39503
	91861	0707 -32-056.000	EVANS G J JR & CHANCE JACKSON	P O BOX 55	MCCALL CREEK	MS	39647
	128875	0707P-01-029.006	ADAMS SHONDALA P	P O OBX 10568	GULFPORT	MS	39505
	144291	07070-01-015.001	HYDRICK THERESA A	19525 RIVERLINE DR E	SAUCIER	MS	39574



Legend

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



1 inch = 700 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	IPL0317494	Legal Ad - IPL0317494		1.0	52.0L

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:
 03/04/26 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, March 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 2603ZB026, by owner Norman Cook Jr. & Jamie Cook, seeking approval for 3,200 square foot accessory structure where 2,000 square feet is the size limit, Tax Parcel 0807K-01-013.002, 13317 Twin Drive, Zoned R-1-15 (Single-family), Ward 7

Variance 2603ZB027, by owner Ancillary Capital LLC, seeking approval for a 2-foot secondary frontage setback where 6 feet is required for a duplex use, Tax Parcel 0811L-03-032.000, Zoned T4L (General Urban Zone "Limited"), Ward 2

Variance 2604ZB035, by agent Christopher Walker, seeking approval for an additional 11,800 square feet for a proposed accessory structure where the size limit is 2,000 square feet, Tax Parcel 0707O-01-015.000, 13348 John Clark Road, Zoned R-1-15 (Single-family), Ward 7

This the 25th day of February 2026
 Nathan Boddie, Chairman
 City of Gulfport Zoning Board of Adjustment and Appeals
 IPL0317494
 Mar 4 2026

[Print Tearsheet Link](#)

[Marketplace Link](#)

Amanda Rodela



Amanda Rodela

Sherry J Chasteen



Sworn to and subscribed before
 me on Mar 4, 2026, 9:56 AM EST



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