



Zoning Board | Agenda

Thursday, July 16, 2026 – 3:00 PM

City Hall – Council Chambers
2309 15th Street, Gulfport

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

F1. Zoning Board Meeting - June 18, 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 therefrom 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 2607ZB092: (Tabled to July Meeting)

Variance 2607ZB092, by agent Terry Moran, seeking approval for 50-foot wide lots where lot width is required to be 60 feet for a proposed subdivision, Tax Parcels 0908M-01-009.000, 0908M-01-014.000, Dedeaux Road, Zoned B-1 (Neighborhood Business), Ward 6

2. Variance 2607ZB088:

Variance 2607ZB088, by agent Jon Storonskyj, seeking approval for a 0-foot front setback where 10 feet is required for a new freestanding ground sign, Tax Parcel 0808E-02-030.049, 12178 Highway 49, Zoned B-4 (Highway Business), Ward 7

3. Variance 2607ZB089:

Variance 2607ZB089, by owner Brian McMullen, seeking approval for a 16-foot secondary frontage setback where 25 feet is required for an accessory structure, Tax Parcel 0808L-01-019.000, 11540 Carondelet St, Zoned R-1-10 (Single Family), Ward 7

4. Variance 2607ZB096: (Withdrawn by Planning Staff)

Variance 2607ZB096, by owner J&D Property LLC, seeking approval for a 1400 square foot accessory structure where 1000 square feet in total is allowed, Tax Parcel 0910I-01-064.000, 730 E Pass Rd, Zoned T4+ (General Urban Zone "Plus"), Ward 4

5. Variance 2607ZB101:

Variance 2607ZB101, by agent Benjamin Bentz, seeking approval for 3 regular parking spaces where 17 spaces are required, Tax Parcel 0910M-01-027.000, 820 Pass Rd, Zoned B-2 (General Business), Ward 3

6. Variance 2608ZB104:

Variance 2608ZB104, by agent Mitch Byars, seeking approval for an 18-foot front yard setback and a 13-foot secondary frontage setback where 25 feet is required, Tax Parcel 1008J-02-001.000, 12070 Parc Aux Chenes, Zoned R-1-10 (Single Family), Ward 5

7. Variance 2608ZB105:

Variance 2608ZB105, by agent Mitch Byars, seeking approval for a 5-foot side yard setback where 8 feet is required, Tax Parcel 1008G-02-130.000, 12095 Parc Aux Chenes, Zoned R-1-10 (Single Family), Ward 5

H. Adjournment