

AGENDA
ZONING BOARD OF ADJUSTMENT AND APPEALS
CITY HALL COUNCIL CHAMBERS
THURSDAY, SEPTEMBER 15, 2016 AT 3:00 PM

- 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 - August 18, 2016.

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

G31. Variance Case 1608ZB105:

David A. Comstock, agent for Tanner Place LLC and Thomas D. Murray, property owners, request five variances for the proposed final plat of Tanner Place Subdivision; 1, a 10-foot variance to allow 15-foot front yard setbacks for proposed lots 1 through 3 and lots 8 through 10 where 25 feet are required; 2, a 14-foot variance to allow a 46-foot property width at the front setback line of proposed "Lot 4"; 3, a 6-foot variance to allow a 54-foot property width at the front setback line of proposed "Lot 5"; 4, a 9-foot variance to allow a 51-foot property width at the front setback line of proposed "Lot 6"; 5, a 14-foot variance to allow a 46-foot property width at the setback line of proposed "Lot 7" of Tanner Place where 60 feet are required; on the tax parcels 0910G-02-004.000, 0910G-02-004.001, 0910G-02-004.002, 0910G-02-004.003, 0910G-02-004.004, 0910G-02-004.005, 0910G-02-004.006, 0910G-02-004.007, 0910G-02-004.008, 0910G-02-004.009, and 0910G-02-004.010 containing an aggregate of 1.73 acres and being zoned R-1-7.5 (Single-Family) (Located north of Commerce Street, south of Magnolia Street, east of Canal Street, and west of an adjacent to Courthouse Road), Ward 4.

2. Variance Case File Number 1608ZB110:
(Tabled from August 15, 2016)

Jacobs Properties – Beach Blvd., LLC, property owner, request a variance to allow lot widths of 55 feet for two lots where 60 feet are required for a future Resubdivision on tax parcel 1010O-02-002.000, zoned R-1-7.5 (Single Family) and containing approx. 45,333 square feet, (Located north of and adjacent to Beach Drive, south of Burke Street, east of and adjacent to Southern Circle, and west of Mockingbird Lane), Ward 2.

3. Variance Case File Number: 1609ZB113

Henry J. and Jeanne A. Marcel, property owners, request a variance of 5 feet to allow for a 1 foot west side yard setback where 6 feet are required for the construction of a fireplace located at 1808 2nd Street on tax parcel 0811G-06-009.000 containing approximately 7,317 square feet zoned T4L (General Urban Zone) (Located north of and adjacent to 2nd Street, south of 3rd Street east of 19th Avenue, and west of and adjacent to 18th Avenue), Ward 2.

4. Variance Case 1609ZB118:

Michelle Russo, property owner, requests a variance of 22 feet to allow a 3-foot front yard setback where 25 feet are required and a 5.6-foot variance to allow a 2.4-foot east side yard setback where 8 feet are required for the construction of a carport at 2714 George Street on tax parcel 0908O-02-002.000, containing 12,597 square feet and zoned R-1-10 (Single-Family) (Located north of E David Drive, south of and adjacent to George Street, east of Pine Hills Drive, and west of Turnberry Cove) Ward 6.

5. Variance Case 1609ZB126:

Heinrich & Associates, LLC, agent for Blair & Dianne Albrecht, property owners, requests a 5-foot variance to allow a 20-foot second front setback where 25 feet are required at 750 2nd Street on tax parcel 0911E-01-024.000, containing 11,109 square feet and zoned R-1-7.5 (Single Family) (Located north of and adjacent to 2nd Street, south of and adjacent to 3rd Street, east of Gulf Avenue, and west of Roberts Avenue), Ward 2.

6. Special Exception 1609ZB129:

Mark Leiker, agent for City of Gulfport, property owner, requests a Special Exception to allow an assisted living facility at 1038 E Railroad Street on tax parcel 0811H-01-006.000, containing 39,632 square feet and zoned R-2 (single family medium density) (Located north of and adjacent to E Railroad Street, south of 22nd Street, east of Jones Avenue, west of Evans Avenue), Ward 2.

H. Adjournment